the FOUNDING

CANADA WATER

the FOUNDING

CANADA WATER

WELCOME TO THE FOUNDING

Canada Water's flagship residence

The first chapter in the remarkable Canada Water Masterplan story promises to be its most exciting – 186 apartments are coming to the capital's most talked-about neighbourhood.

Refined city living in London's most exciting destination

View of the City from The Founding.

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Built by British Land

British Land is committed to making spaces that evolve and grow with the needs of the communities they're created for. Our high-quality, modern and sustainable environments do more than serve the communities they're designed for; they bring people together, support their wellbeing and help them thrive.

Our three London campuses, Broadgate, Regent's Place and Paddington Central, form the premier office portfolio in London, with Canada Water the fourth campus to join.

1856
Year British Land was founded

FTSE
FTSE listed company

£14.1* BILLION
£14.1 billion assets under management

21.7 MILLION
21.7 million sq ft of floor space

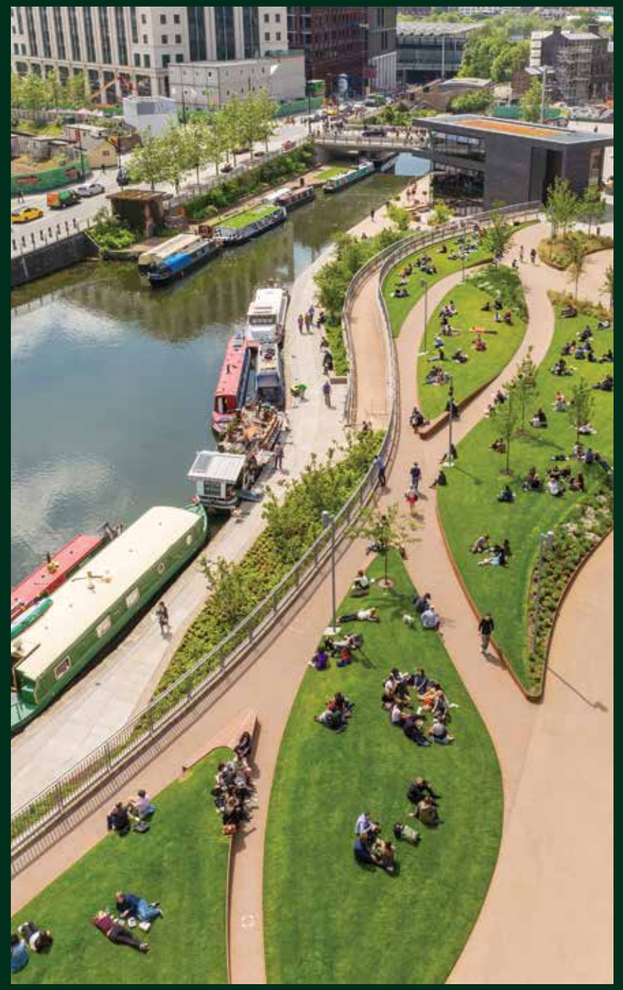
£9.6* BILLION
£9.6 billion assets owned by British Land

*As of May 2024.

Broadgate Circle

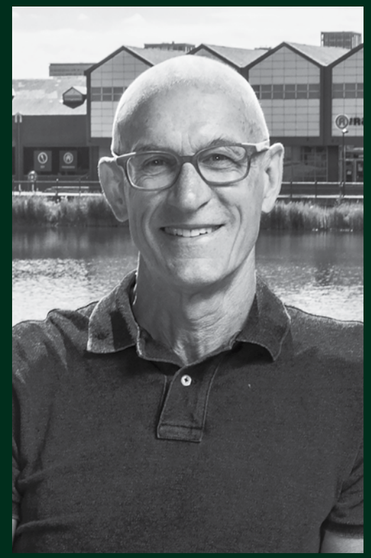
Founded on a vision

MEET THE MAN BEHIND KING'S CROSS, LONDON



ROGER MADELIN CBE

JOINT HEAD OF CANADA WATER



> "The best cities and places are all about connections and routes and the spaces between the buildings. We're creating beautifully planted public realm full of fountains and flowing water."

Our vision is to create a district for London that has everything you could possibly need. Places to live, work, shop and study. To keep fit and healthy and enjoy world-class culture and entertainment. If you close your eyes and imagine your favourite ingredients of destinations you already know and love, that's what we're creating here. The Masterplan will bring incredible opportunities for new residents and the 30,000 people who already live here. They'll have the best restaurants, theatres and shops, and acres of parks and woodlands.

We're investing heavily in transport initiatives and pedestrian and cycle networks. British Land has an excellent track record in helping areas benefit in a holistic way, whether through jobs or working with local schools and charities, and we're embedding that from day one. Sustainability is top of the agenda, especially in terms of embodied carbon and carbon in use. We've got massive amounts of renewable electricity coming in and we've taken gas out of all new buildings coming forward. Canada Water will become the benchmark for the way city neighbourhoods should be built or adapted.

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16 16 new streets and the first new high street in London for a generation.

1m 1 million sq ft of new restaurants, bars, retail and entertainment space for the community.

1,255 1,255 new trees to enhance one of London's greenest neighbourhoods.

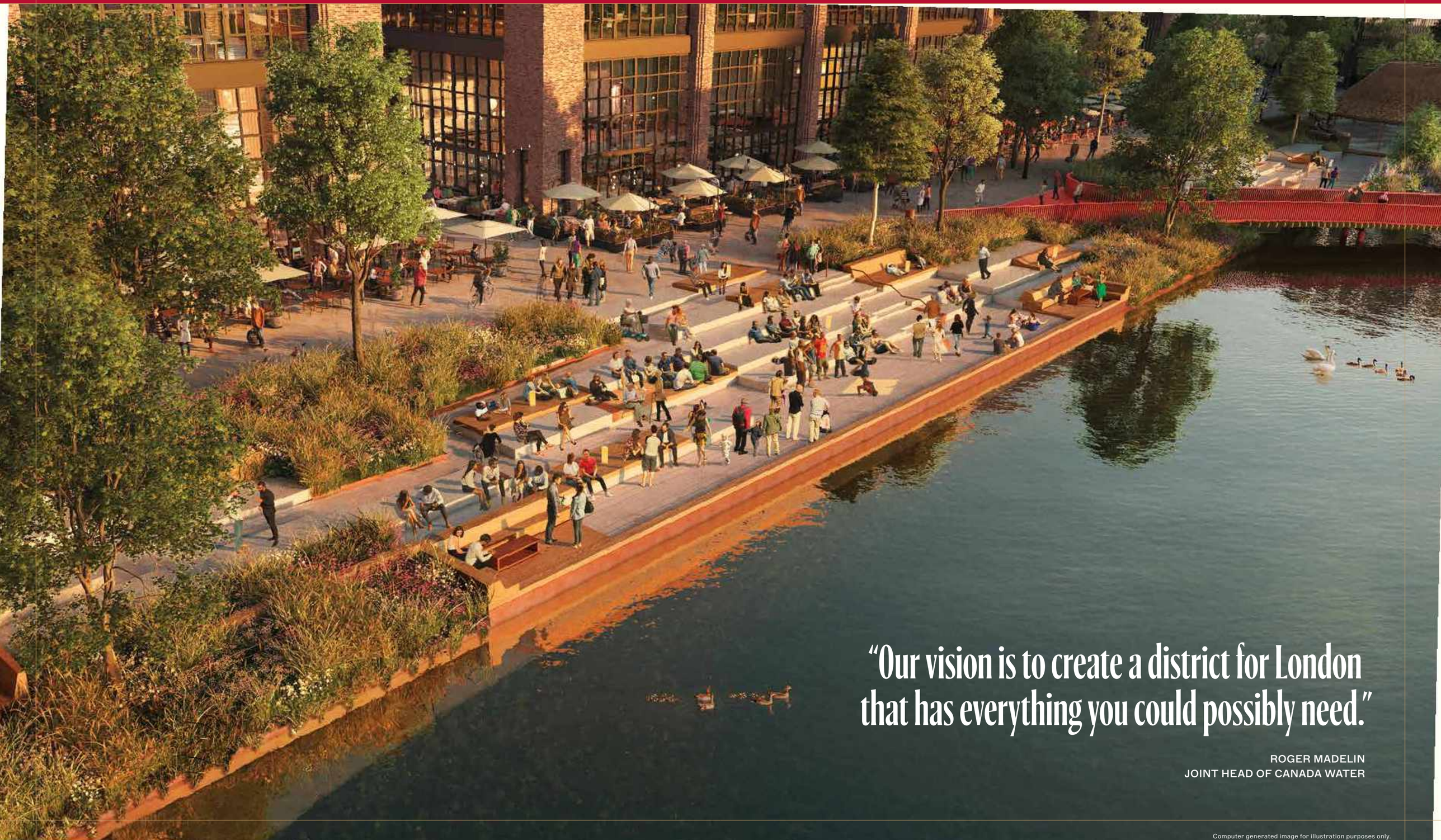
3,000* 3,000 new homes will be built over a 10–15 year period.

12 12 acres of new public spaces, including a Central Plaza the size of Leicester Square.

2m 2 million sq ft of office space.

3.8km 3.8km of new streets and spaces for pedestrians and cyclists to enjoy.

*This figure is approximate.



"Our vision is to create a district for London that has everything you could possibly need."

ROGER MADELIN
JOINT HEAD OF CANADA WATER

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Computer generated image for illustration purposes only.

Canada Water's future new Central Plaza.

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Founded in a sense of scale

THE CREATION OF A MASTERPLAN

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ALFREDO CARABALLO

PARTNER AT ALLIES & MORRISON ARCHITECTS

> "The Founding has a really strong and reassuring presence. It will be recognisable from a distance because of its colour and silhouette. But it will also feel incredibly rich when you're five metres away because of the detail in the cladding and the articulation of the different components."

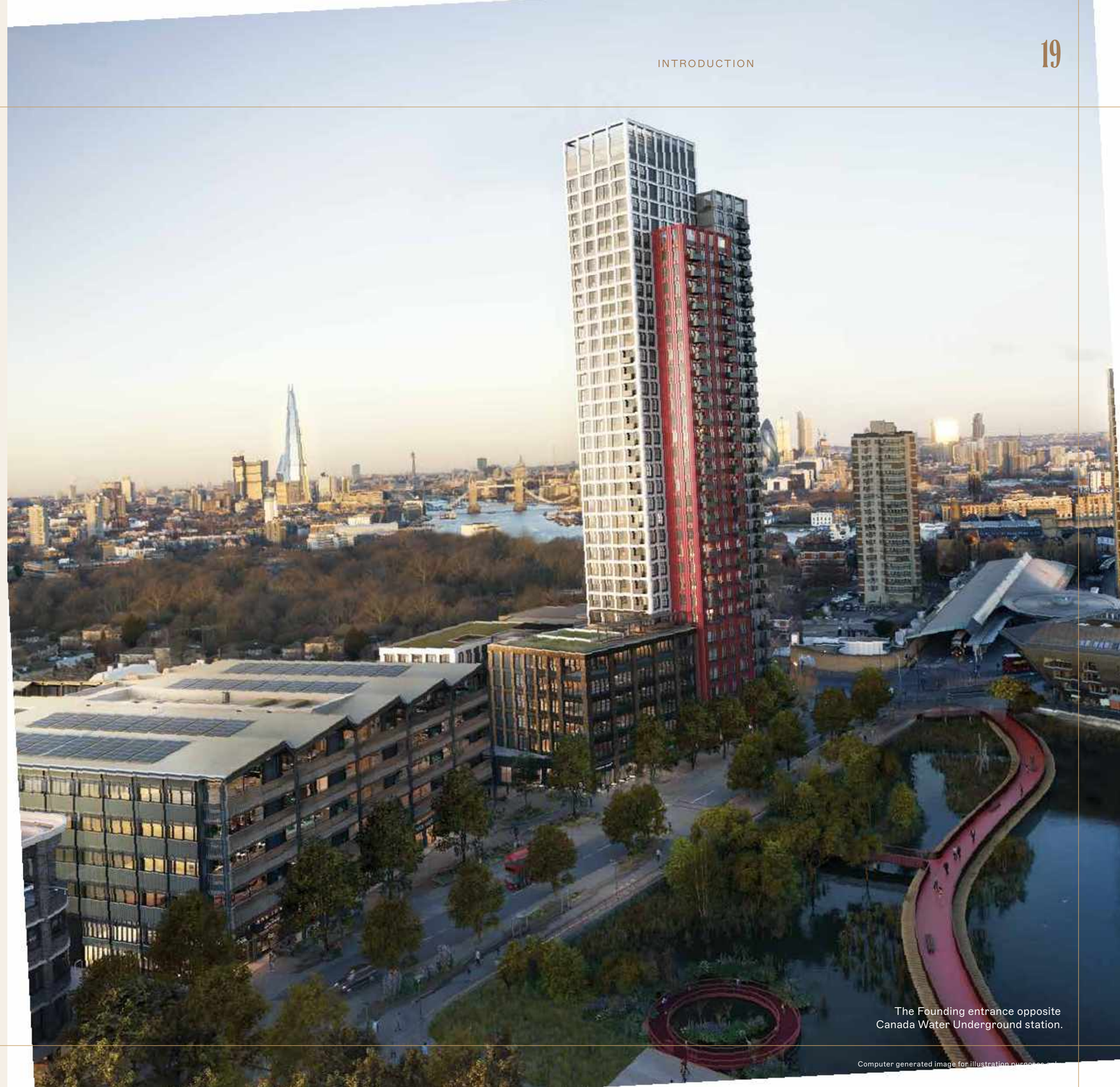
Canada Water is going to be a truly mixed community with people living, working, studying and visiting here. One of the key things the Masterplan will bring them is choice. There'll be quieter, greener, more family-friendly areas mixed with grittier, livelier spaces informed by the industrial history and architecture. The Founding embodies this diversity with its mix of homes, shops and workspaces all in the same building. It's going to be active every moment of the day with people eating, drinking and enjoying themselves.

The Founding will be visible from across London, establishing Canada Water firmly in everyone's mental map of the city. Colour and materiality were two elements we used to bridge this metropolitan scale of the tower with its local position within Canada Water. The striking red stands out from afar while referencing the local bascule bridges that still exist today. The detailed metalwork in the cladding also references the steel construction of these bridges, and in this way we've created a continuity between what was here before and what we're bringing to the area.

A new landmark legacy

Welcome to The Founding, the first residential building to launch at Canada Water's landmark new development. Choose from Gallery Suites to three-bedroom apartments, each with breathtaking panoramic views and a modern industrial aesthetic designed by Conran and Partners. With a concierge, residents' garden terraces and lounge, The Founding offers the ultimate central London lifestyle just one minute's walk from the Tube.

Canada Water is a new centre of gravity for the capital, designed for a 21st century lifestyle. The transformation of the 53-acre central London site will take waterside living to another level, creating a destination at the cutting edge of creativity, community and connectivity.



The Founding entrance opposite Canada Water Underground station.

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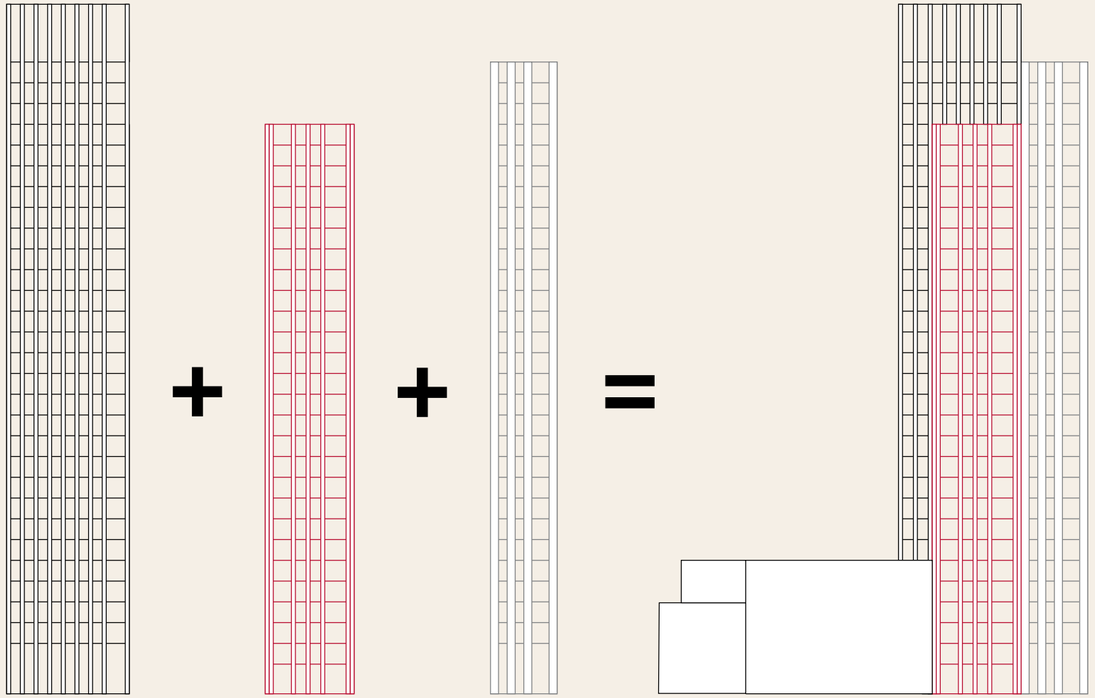
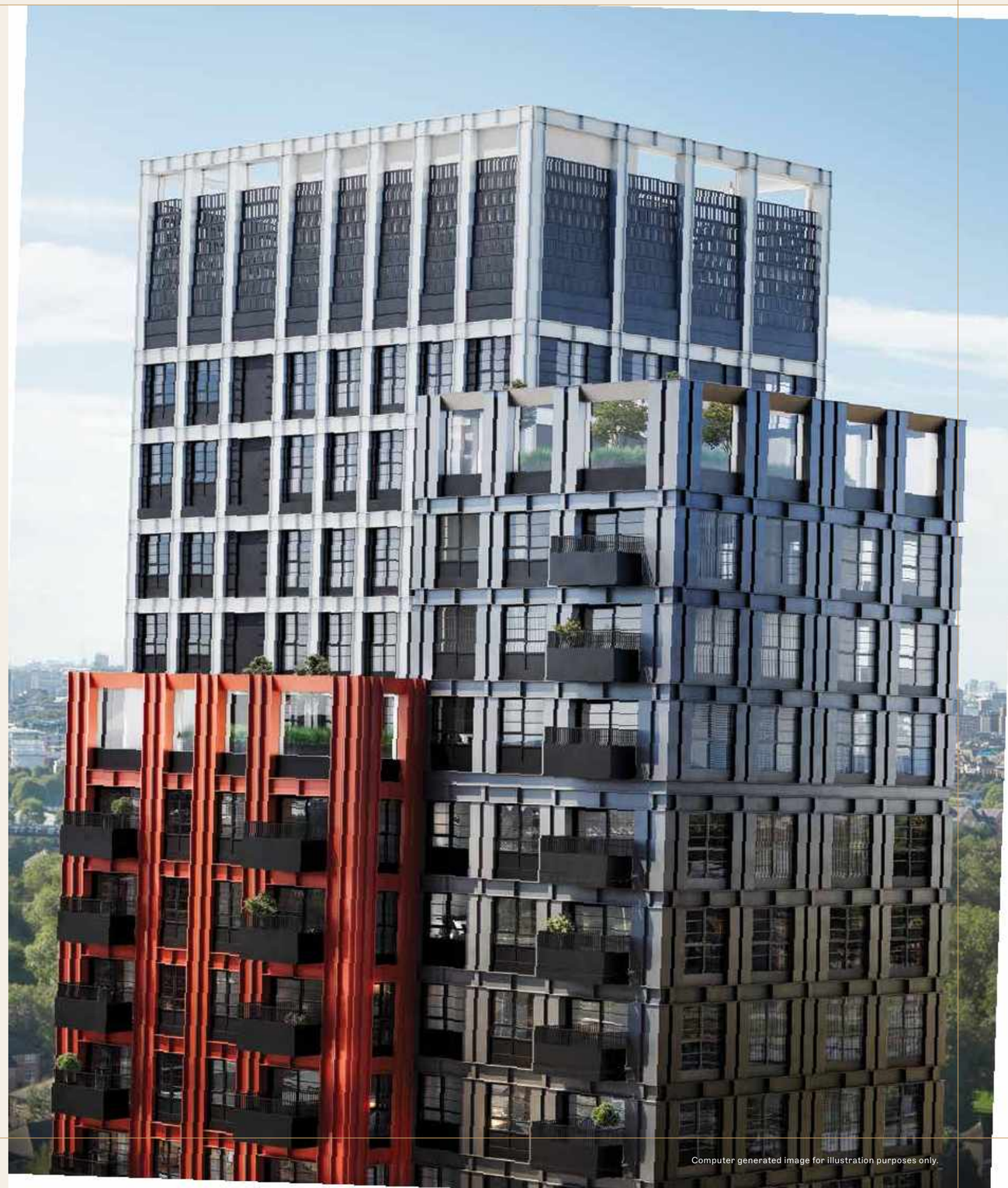
Three buildings as one

Focused on creating a lasting legacy and community, The Founding's cluster of three towers reads as a 'family' of buildings with common design choices but an array of different shared spaces and amenities designed to bring people together.

The neighbourhood's maritime past is as important as its future, and referenced throughout the design. Crittall-style windows and industrial metal elements are inspired by Victorian structures and historic warehouses in the local area, adding detail and depth to the development.





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The Founding's entrance.

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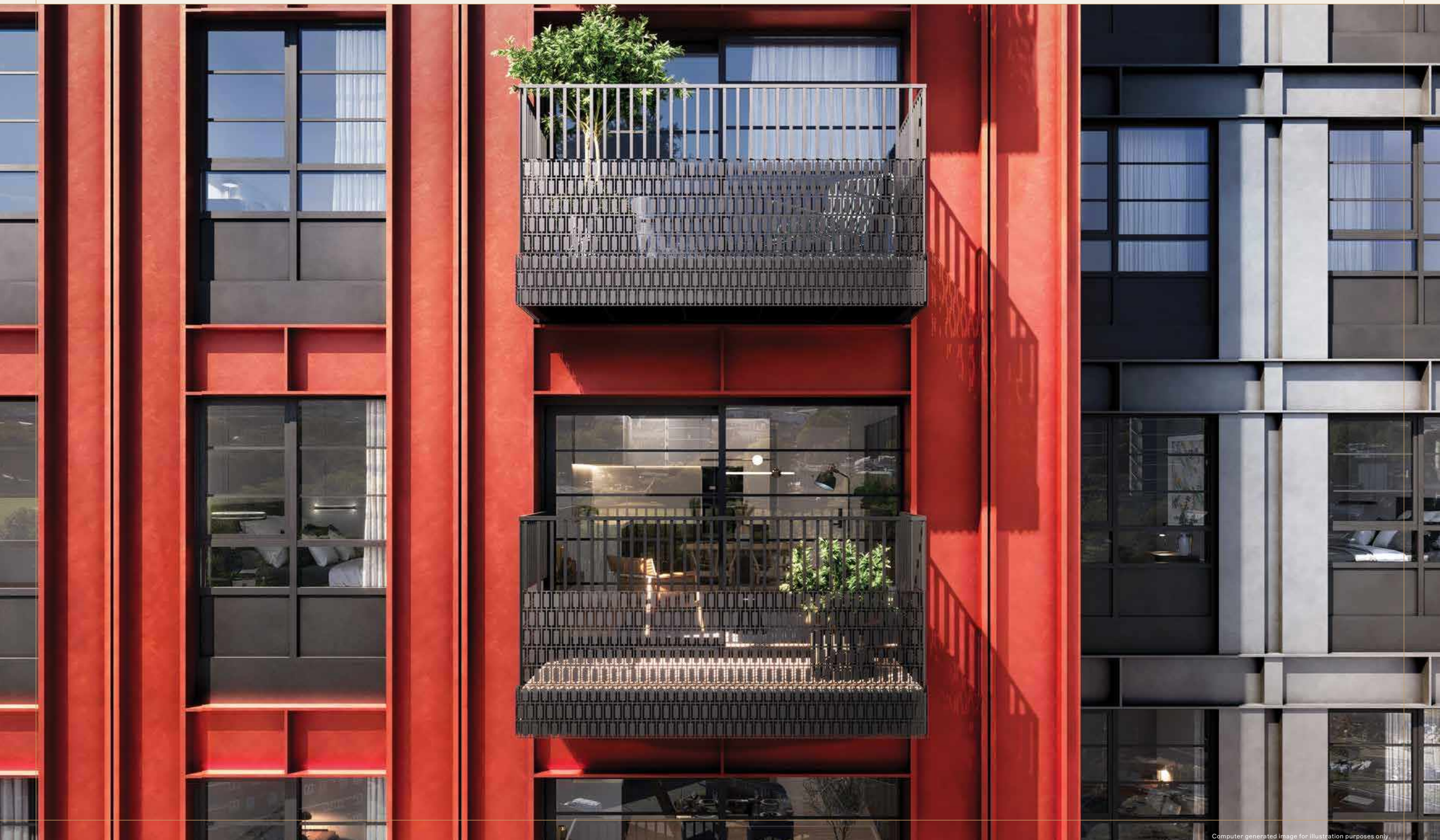

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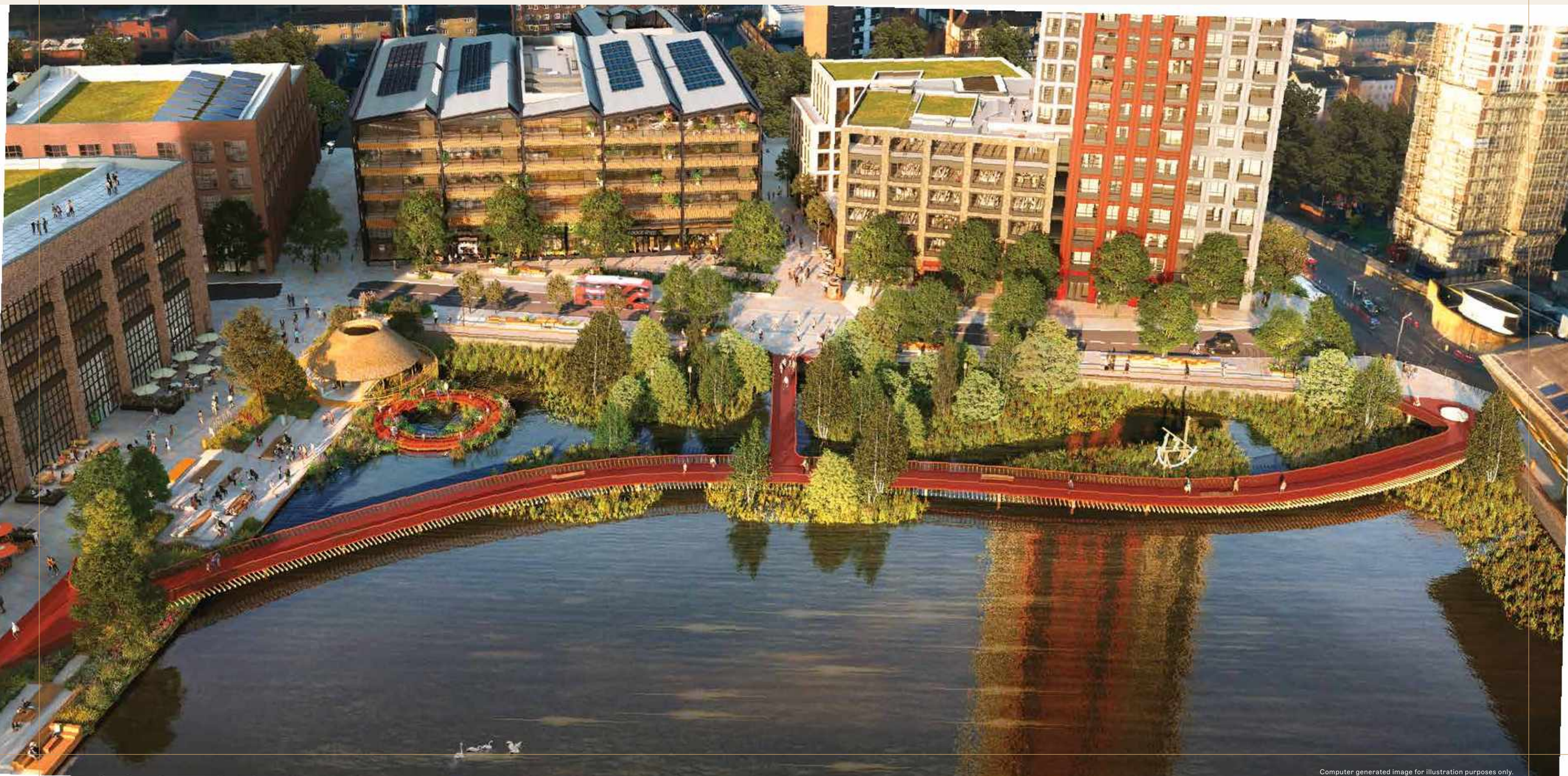

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EXPERIENCE LIFE

AT CANADA WATER

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The new boardwalk and food and beverage offer at Canada Water.

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...retail and cafés at Canada Water.

1 million sq ft of shops, bars, restaurants and leisure

The Cuts; a network of characterful streets

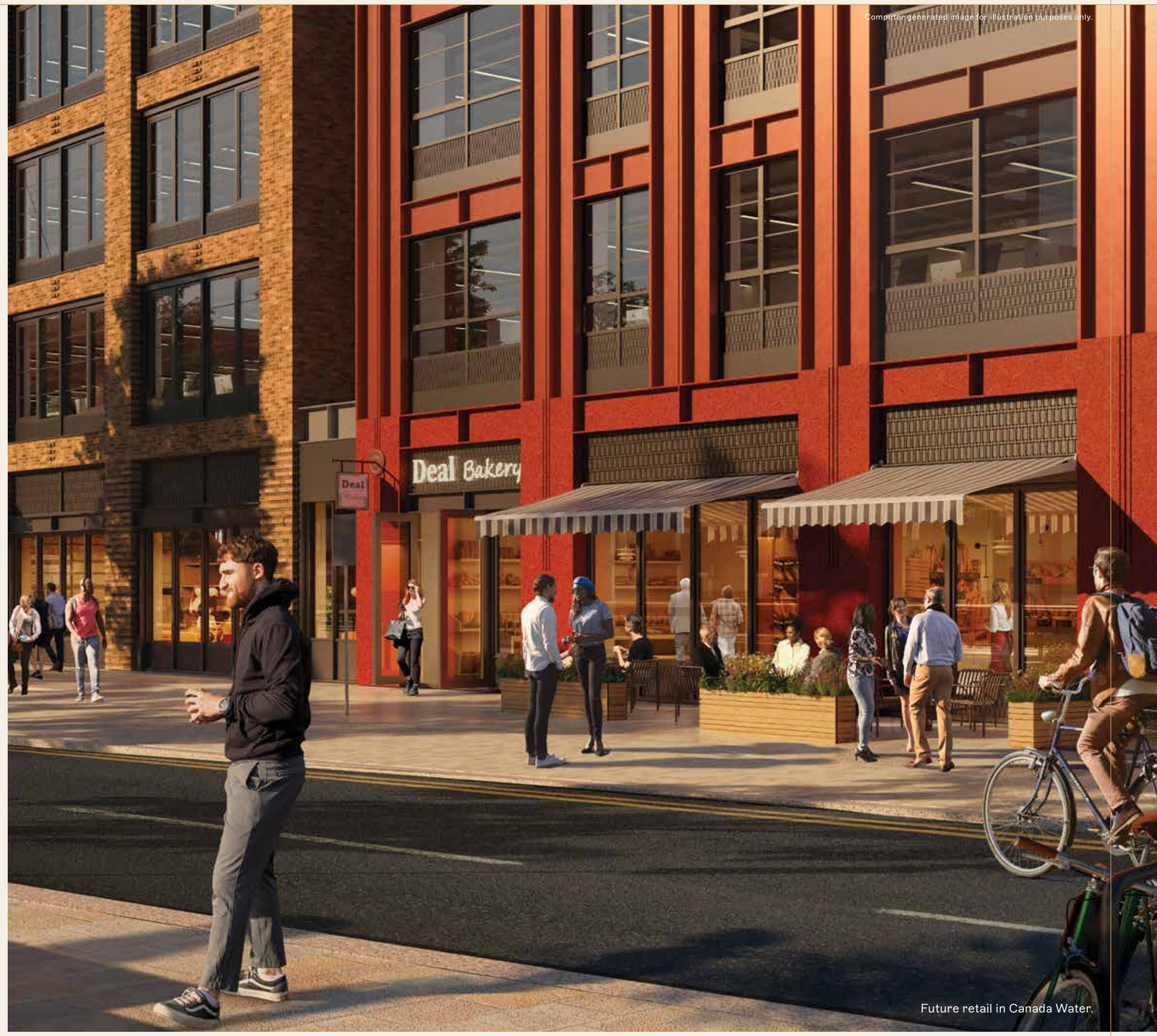
One million square feet of retail and leisure is coming to Canada Water. Take a stroll down to The Cuts where you'll find a selection of highly original artisan stores and independent retailers alongside high street favourites.

Computer generated image for illustration purposes only.

Future shopping lanes called The Cuts.

For the love of the independent

Canada Water's lively day-to-night scene has you covered for your morning flat white, midweek dinners and weekend date nights. Enjoy alfresco dining in the warmer months, when ground floor eateries expand out onto the vibrant landscaped streets.



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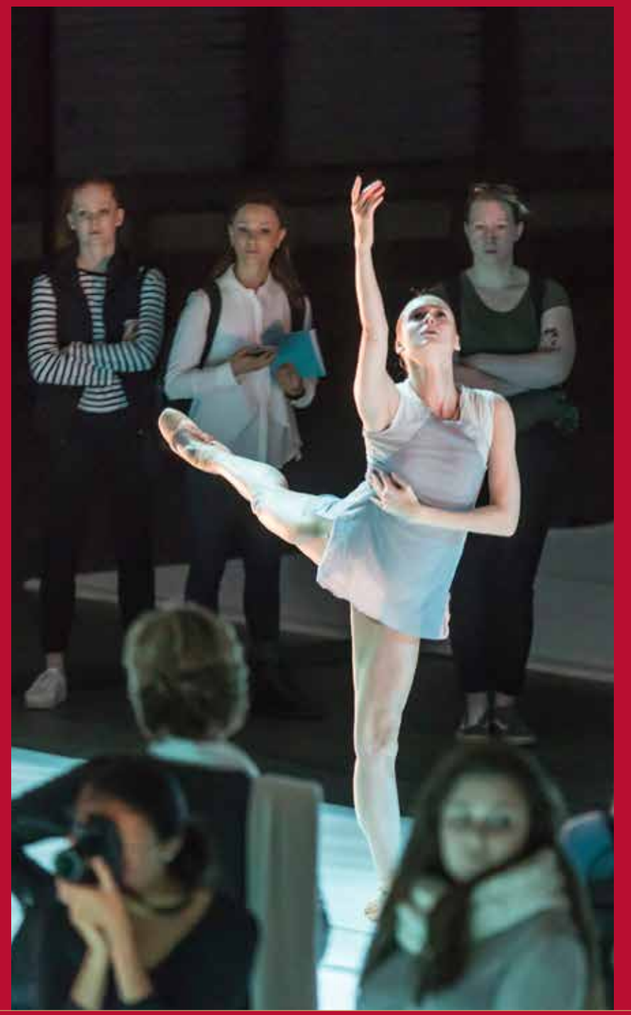
Future retail in Canada Water.

Founded in creativity

Evening event at Printworks London.

A cultural hub from day-to-night



Ballet at Printworks London.

A new cultural icon for the capital

Culture and creativity will play an important role in the evolution of Canada Water, no more so than at the home of Printworks London. Alongside this multi-purpose arts and entertainment venue, The Grand Press with its park views will offer stunning, sustainably designed workspace for a global headquarter, and Canada Water's businesses.

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The Grand Press, future office space.

Founded in innovation

CURATING DESTINATIONS FOR HOME, WORK AND PLAY

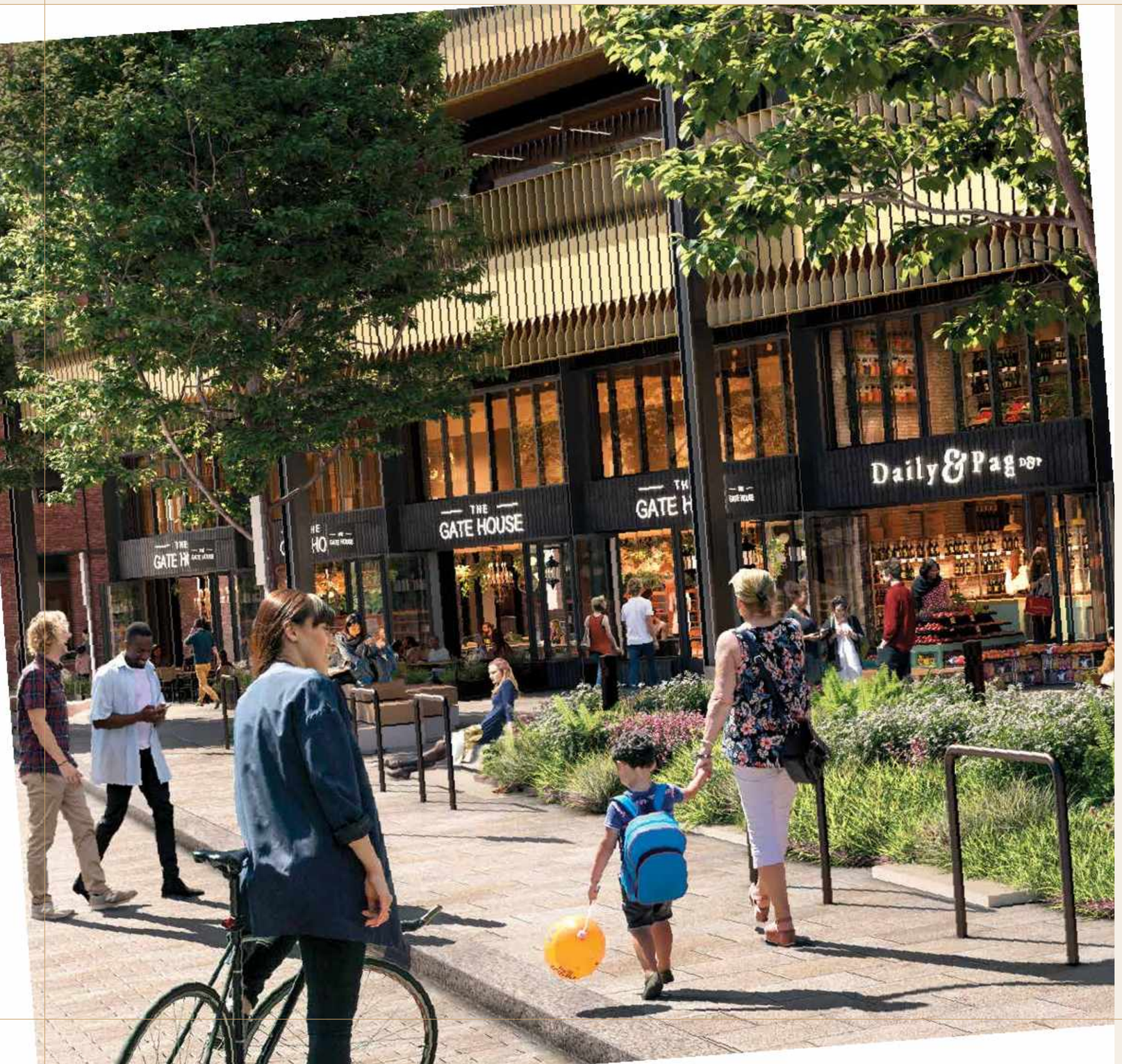
EMMA CARIAGA

JOINT HEAD OF CANADA WATER & HEAD OF RESIDENTIAL

> "Buying an apartment at The Founding from British Land should give buyers lots of confidence. We understand what creates and holds its value over time. But we also think about how the overall amenity of a place can improve your quality of life."

British Land owns and manages property across the UK. We're a campus specialist, investing in large pieces of London that we turn into mixed-use destinations where people come to live, work, shop and enjoy themselves. Our portfolio also includes residential developments such as Clarges in Mayfair, a scheme of 34 super prime apartments on Piccadilly.

We're excited to be innovating in new and emerging sectors at Canada Water, delivering a modular campus that's home to science and technology-based businesses. The campus will also host The Engineering and Design Institute (TEDI-London), a new university and joint venture between King's College London, Arizona State University and the University of New South Wales. What makes Canada water stand out from other campuses is the fact that it's genuinely mixed-use, almost a 50/50 split between residential and commercial with around 4,000 new homes. That means there'll be lots of people around in the evenings and at weekends, adding to the existing community and sustaining a super-exciting new district for London.



Inviting spaces to meet, drink and work

At ground floor level, The Founding will feature a host of carefully curated shops, delis, bars and restaurants offering both everyday convenience and out-of-the-ordinary experiences. This collection of like-minded small brands will become a home from home for residents and a destination for those visiting Canada Water.

Alfresco at your feet

Retail, restaurants and green space at The Founding.

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6,000
6,000 SQ FT
LEISURE CENTRE

25m
25m SWIMMING
POOL

20m
20m LEARNER POOL
WITH MOVABLE FLOOR

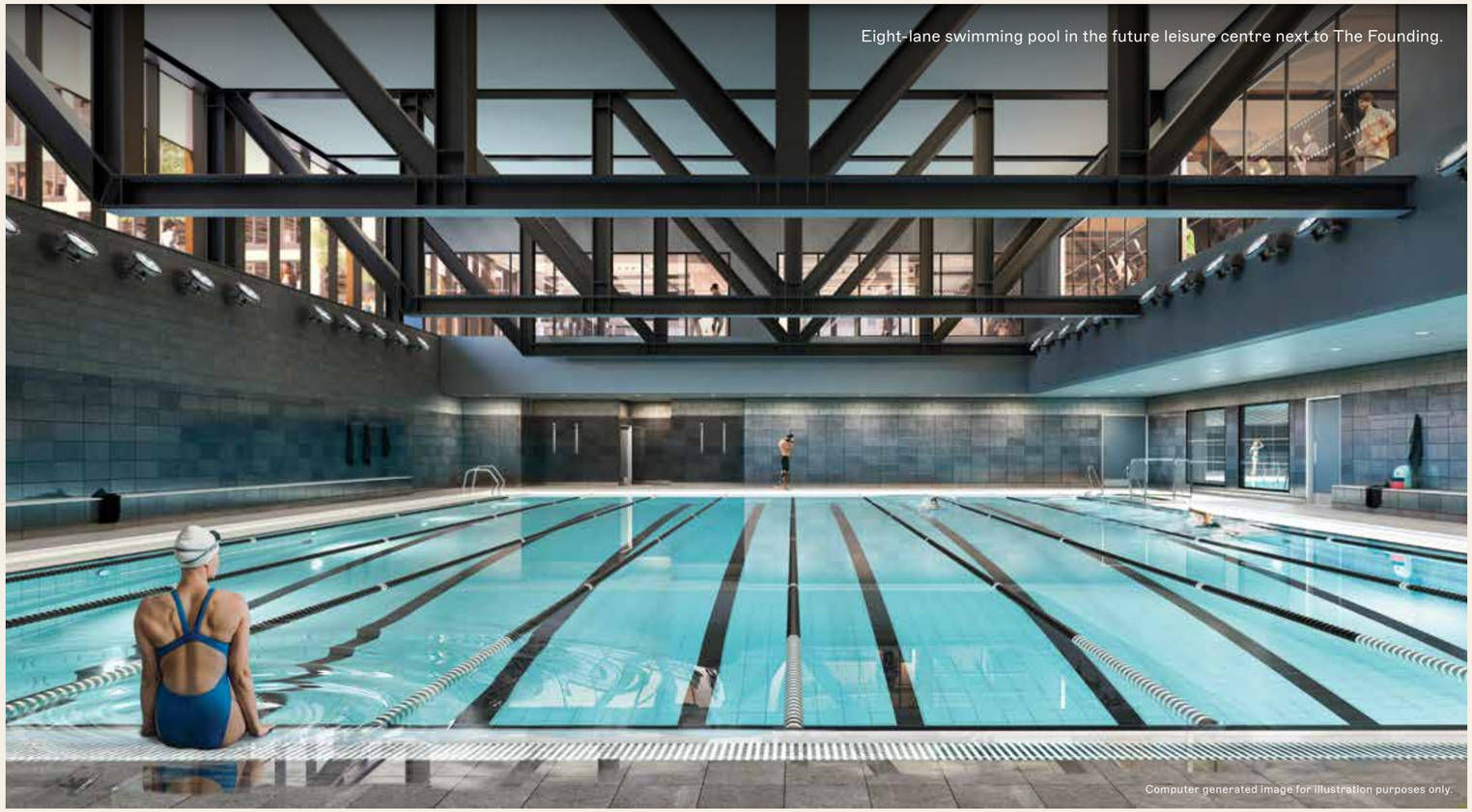
150
150-STATION GYM

4
4-COURT
SPORTS HALL

2
2 EXERCISE
STUDIOS

Founded in wellness

The Founding prioritises your wellbeing with access to a first-class leisure centre located right next door. Hit the state-of-the-art gym or racket courts, relax in the sauna or steam room, take a fitness class or dive into an eight-lane 25-metre swimming pool.



Eight-lane swimming pool in the future leisure centre next to The Founding.

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Bandstand at Southwark Park

Founded in nature

The Founding offers the best of both worlds. A vibrant city location surrounded by landscaped gardens, 12 acres of new open space including a 3.5-acre park, and 130 acres of parks, woodlands and the waters of Greenland Dock. Canada Water is a thriving and biodiverse environment for everyone to enjoy, with more green space per head than anywhere else in London.

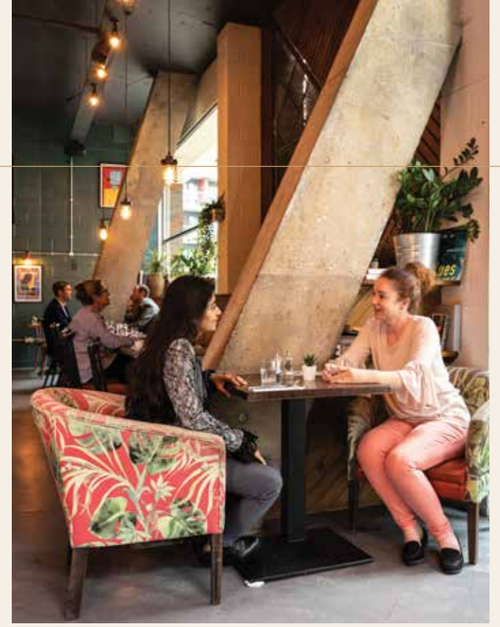
Referencing the neighbourhood's iconic industrial past, a gently curving boardwalk will bring a striking design masterpiece to the western edge of the Canada Dock. Add to this the new network of cycle paths and you have a haven of blue and green in the heart of the city.

View of the City from Stave Hill.

THE PERFECT LOCATION

On your doorstep

Canada Water offers plenty of restaurants and bars to whet your appetite, whether you're after a quick espresso, a delicious pizza or a browse through the market, it's all here on your doorstep.



Leadbelly's Bar

2 min walk

Canada Water Market

2 min walk

Canada Water Café

2 min walk

Pacific Tavern

12 min walk

The Lodge Space

5 min walk

The Mayflower

11 min walk

Mouse Tail Coffee

2 min walk

Walking times are from The Founding entrance at SE16 2FN.

Connected to the best of London

Canary Wharf*
1 STOP EAST

Canary Wharf

London Bridge*
2 STOPS WEST

Borough Market

*Canary Wharf is one stop east on the Jubilee line. London Bridge is two stops west on the Jubilee line.

Bank*
3 STOPS WEST

Leadenhall Market

*Bank is three stops west on the Jubilee and Northern lines. Waterloo is four stops west on the Jubilee line. Shoreditch is five stops north on the Overground line.

Barber and Parlour

Shoreditch*
5 STOPS NORTH

Houses of Parliament

Waterloo*
4 STOPS WEST

First-class connections

Ships may no longer be the preferred method of transport in this historic part of London, but it's as committed to connecting people as ever. The Founding sits within easy reach of London's Underground including the Jubilee line and the Overground. One stop away at Canary Wharf lies London's newest and most anticipated route – the Elizabeth line, connecting you to Heathrow Airport and the West End in a matter of minutes.

Canada Water station

Computer generated image for illustration purposes only.

Travel times are approximate and taken from TfL.

World-class universities on your doorstep

TEDI-London

The Engineering and Design Institute (TEDI-London) is a new university and joint venture between King's College London, Arizona State University and the University of New South Wales. This specialist institute offers a different kind of education, taking a project-based, interdisciplinary approach for future engineers who want to make the world a better place.

In association with:

UNSW SYDNEY · ASU Arizona State University · King's College London

TEDI-LONDON

Short walk

SOUTHBANK UNIVERSITY

10 mins

GOLDSMITHS

10 mins

KING'S COLLEGE LONDON

21 mins

LONDON SCHOOL OF ECONOMICS

23 mins

UNIVERSITY COLLEGE LONDON

24 mins

Travel times are approximate and taken from TfL.

TEDI-London

THE FOUNDING

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Founded in the spectacular

London’s iconic skyline takes centre stage at The Founding, against the backdrop of ever-changing skies. Be inspired by the city’s most famous landmarks, with dual-aspect apartments offering panoramic views from sunrise to sunset.

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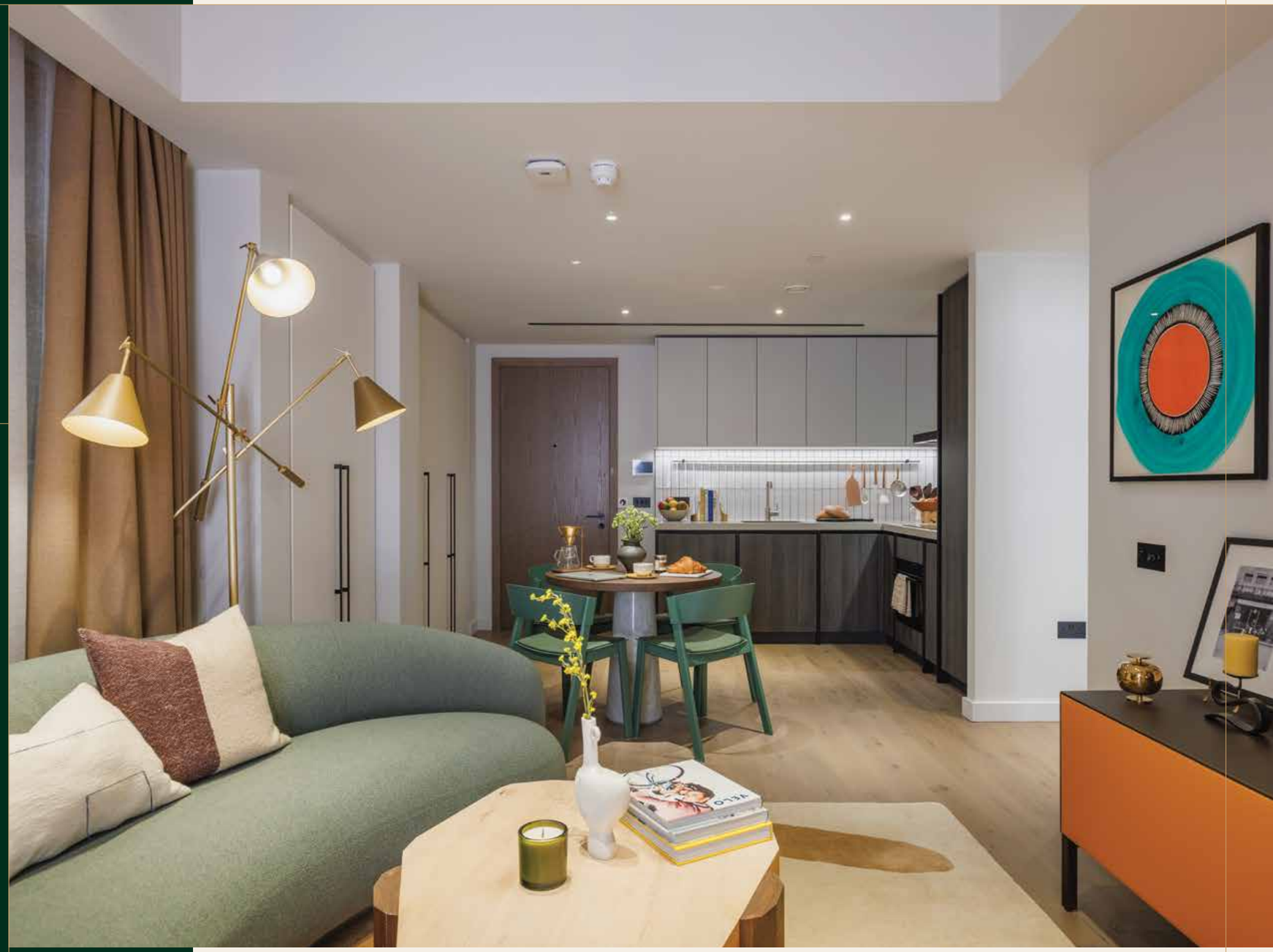
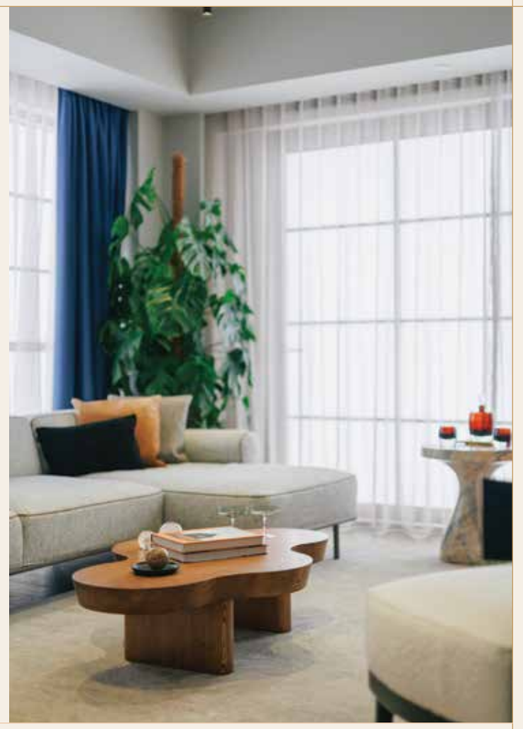
Founded in design



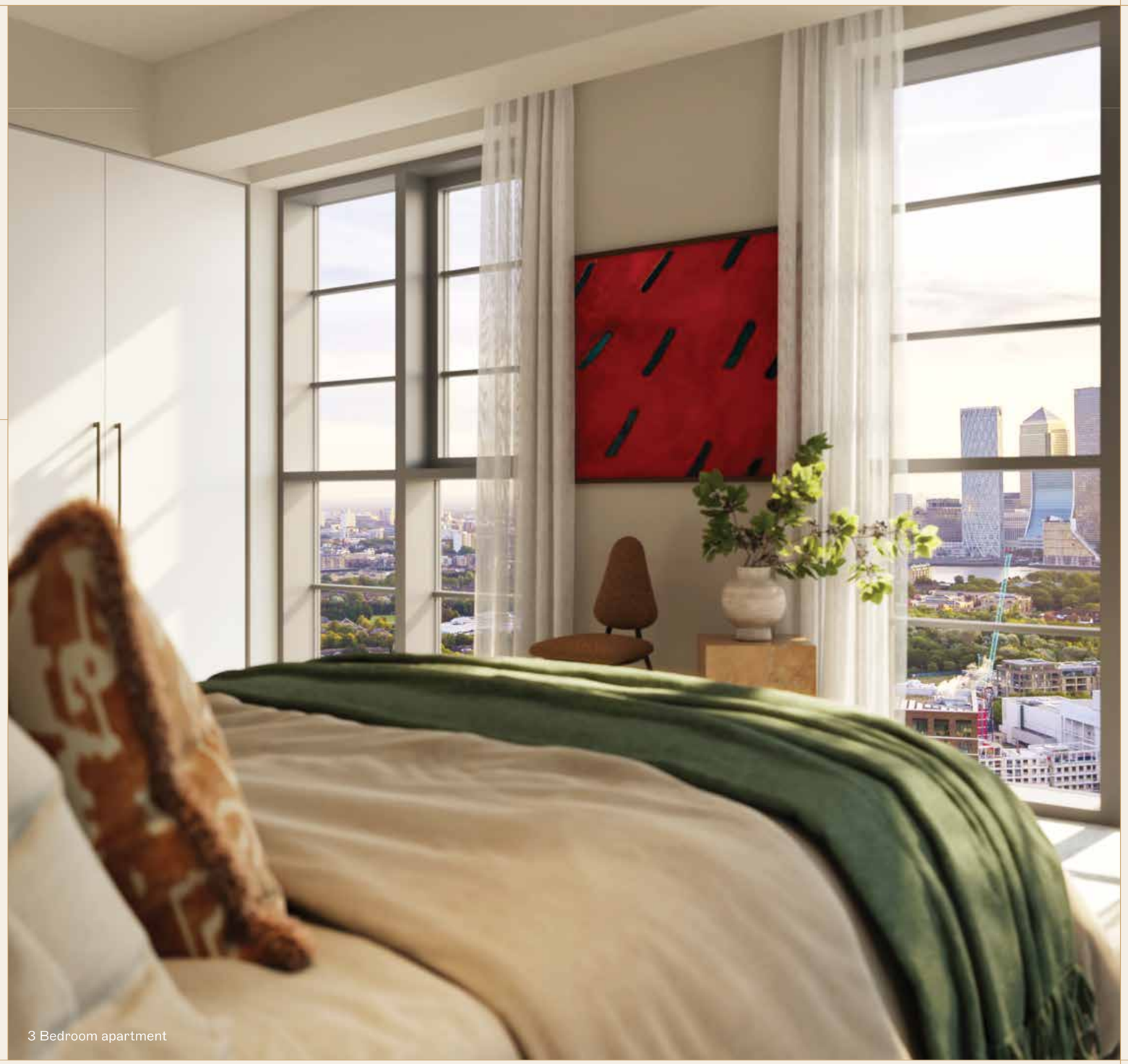
1 Bedroom apartment



2 Bedroom apartment

Light-filled living spaces

Full-height Crittall windows give you uninterrupted views of London and flood the rooms with natural light.



3 Bedroom apartment

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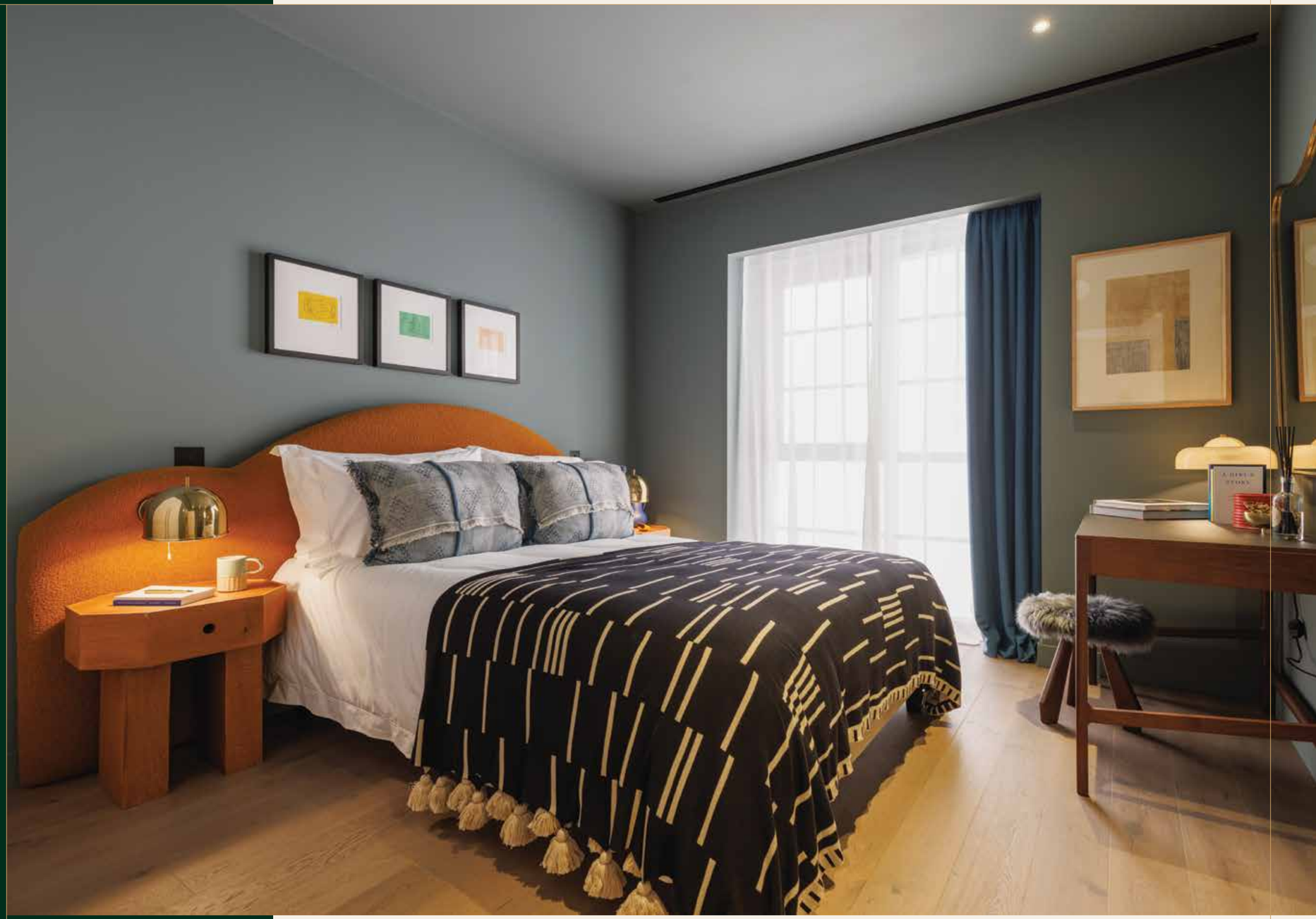
Considered design

Natural materials and a palette inspired by nature help The Founding's spacious living areas fit seamlessly into one of London's greenest neighbourhoods. The subtle lighting enhances the sense of calm in this haven of peace and tranquillity.



1 Bedroom apartment

Computer generated images for illustration purposes only.

Space for every occasion

The Founding is designed with a firm focus on lasting legacy and community. Whether you're socialising or working from home, the inviting residents' lounges and beautifully curated shared spaces bring people together for every need and occasion.

Computer generated image for illustration purposes only.

Residents' terrace with a view of Canary Wharf at sunrise.

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First-class service

The Founding's concierge service offers you a warm and friendly welcome, peace of mind and help with your day-to-day needs. From general enquiries to accepting deliveries, the team is here to make your life easier.

Residents' lobby and amenities space.

Computer generated image for illustration purposes only.

Residents' lounge.

RESIDENTS' LOUNGE

Founded in refined living

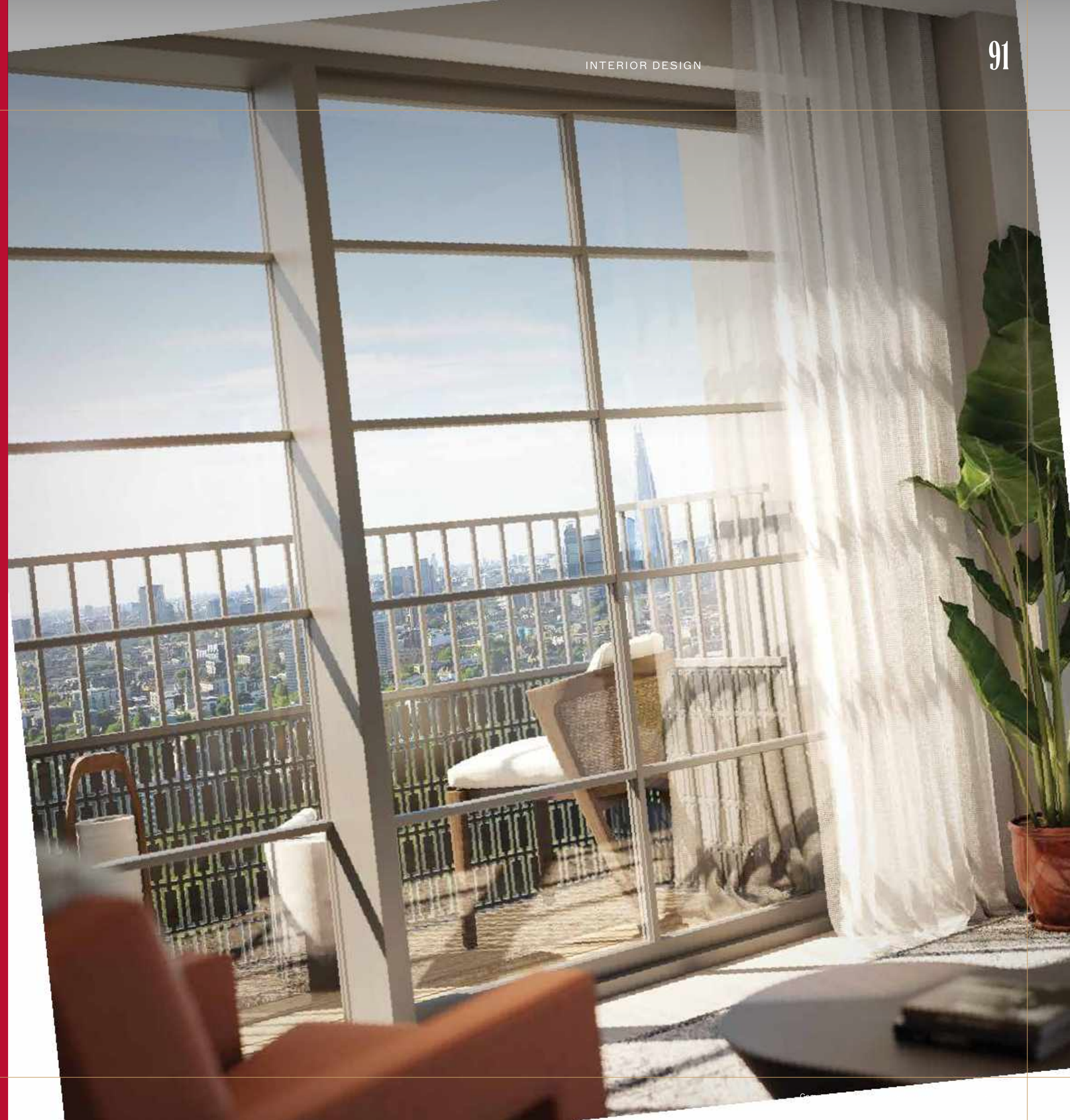
INTERIOR DESIGN

CONRAN AND PARTNERS

An inspiring future

According to Conran and Partners' late founder Sir Terence Conran, "Good design improves people's lives".

The portfolio of the internationally renowned architecture and interior design practice certainly confirms this. Since the firm was founded by Sir Terence more than 35 years ago, Conran and Partners has delivered sustainable, award-winning buildings and spaces that prioritise the needs and desires of those who occupy them. Embracing a rich variety of cultures, typologies and scales, every project is designed to inspire and connect.



Founded in authenticity

AN ATTENTION TO DETAIL

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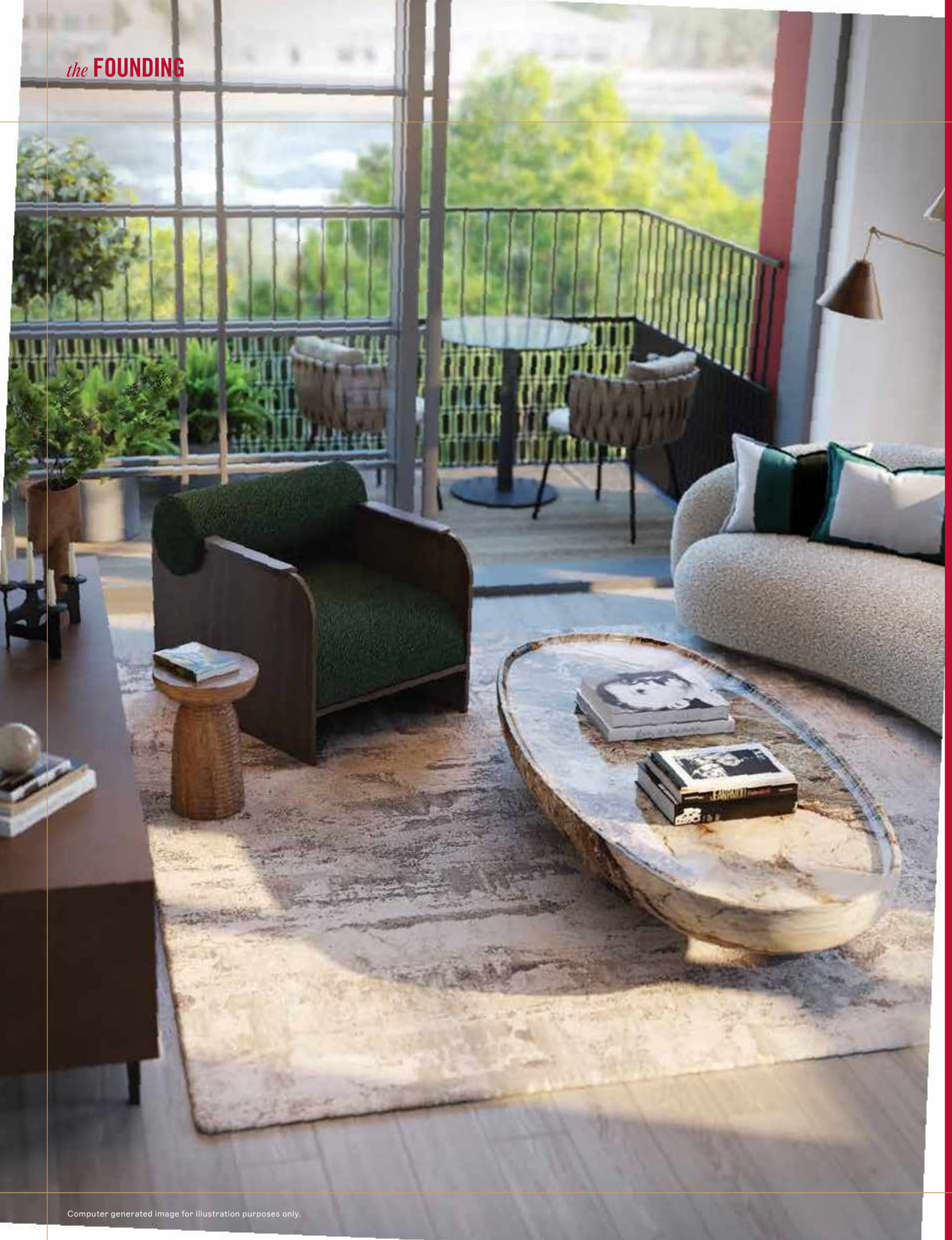
SIMON KINCAID

PRINCIPAL AT CONRAN AND PARTNERS

> "It means a lot to lead the interior design of developments within the Canada Water Masterplan. We're proud to be part of a professional, experienced team of architects, designers and engineers all coming together to deliver something unique."

Sir Terence Conran believed good design should improve the quality of people's lives. We brought that philosophy alive by creating efficient, generous layouts where people can live their best lives. We always start by looking at authenticity – how can we ground the project in the context and the character of the district? The Founding blends references to the area's industrial past with materials that connect to nature. Terracotta tiles and a walnut vanity unit add warmth to black metal frames in the bathroom, for example, while white kitchen tiles create a cool industrial aesthetic offset by refined timber finishes.

Many apartments are dual aspect, with wide-reaching views across the city and down into the local area. One of my favourite unit types is the Gallery Suite, which is compact but feels like a hotel suite with its high ceilings and generous lateral space. If I could choose any apartment, though, it would be one of the three-beds high up in the scheme. The views, the entertaining space and the connection to the wider city are all really impressive.



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THE FINER DETAILS

Specification

KITCHENS

— Ceaserstone finish concrete style worktops
— Soft close doors in white timber finish
— Recessed downlights
— Feature vertical tiling splashback
— Integrated white goods
  — Samsung (or similar) dishwasher, hob, microwave, washer/dryer
  — Siemens (or similar) extractor, fridge/freezer

BEDROOMS

— Fitted full height wardrobes (Bedroom 1 only)
— Matt finish metal ironmongery
— Recessed adjustable downlights

BATHROOMS AND EN SUITES

— Feature wall and floor tiling
— White sanitaryware
— Baths to selected units
— Brushed matt black tap fittings
— Black framed bath screen
— Thermostatic shower valve
— Wall-mounted shower head
— Smoked walnut timber veneer shelving
— Mirror unit with integrated front-facing lighting
— Recessed adjustable downlights

FLOORS

European oak engineered timber flooring throughout.

CEILINGS

— Living spaces: 2.855m in coffered area (exposed concrete area) 2.410m along perimeter
— Kitchens, bathrooms: 2.41m
— Bedrooms: 2.66m in main bedroom areas
— Circulation areas: 2.66m

INTERNAL DOORS

— Single panel timber doors with white painted finish
— Brushed black finish handles

ENTRANCE AND HALLWAY AREAS

— Oak veneer entrance doors
— Matt finish ironmongery
— Bespoke entrance door metal number plate
— Matt finish spy hole

APARTMENT LIGHTING

— LED recessed down lighters to all rooms
— Track mounted lighting within coffered ceiling area of living room

HEATING AND VENTILATION

Underfloor heating and whole house ventilation.

COMFORT COOLING

Controllable comfort cooling provided to lounge and kitchen areas in 1, 2 and 3 Bedroom apartments only.

AV AND CONNECTIVITY

— Fibre internet with three providers
— AV points in bedroom and living area
— Video entry intercom
— Smoke and heat detection

CYCLE

— Complimentary membership to London cycle hire scheme (for three years)
— Secure cycle storage for each apartment, including separate cyclists' courtyard entrance

CAR CLUB

Car club provision for Masterplan residents.

LOCAL AUTHORITY

London Borough of Southwark

LEASE

Circa 500 years

GROUND RENT AND SERVICE CHARGE

— Estimated projections service charge approximately £6.56 per sq ft, including buildings insurance
— Ground rent: Peppercorn (nominal sum)

SERVICE AND SECURITY

Concierge, building maintenance and estate security provision, terrace gardening, quarterly window cleaning and upkeep of common parts.

RESERVATION FEE

— £2,000 for sales up to £1 million
— £5,000 for sales over £1 million

TERMS OF PAYMENT

— Reservation fee payable by credit card
— 10% payable on exchange of contracts (within 21 days of reservation)
— 90% payable on completion

SUSTAINABILITY

— Canada Water will be the UK's most sustainable large-scale regeneration project
— Circa 3,000 new Net Zero Carbon homes

BUILD WARRANTY

10-Year Build Warranty
(Latent Defects Insurance Policy)

ANTICIPATED COMPLETION

Winter 2024

TEAM

Developer

British Land is a leading FTSE listed Real Estate Investment Trust with track record of creating world-class mixed-use destinations.

Award-winning team

Masterplan architects:
Allies & Morrison

Landscape architects:
Townshend Landscape Architects

Interior designers:
Conran and Partners

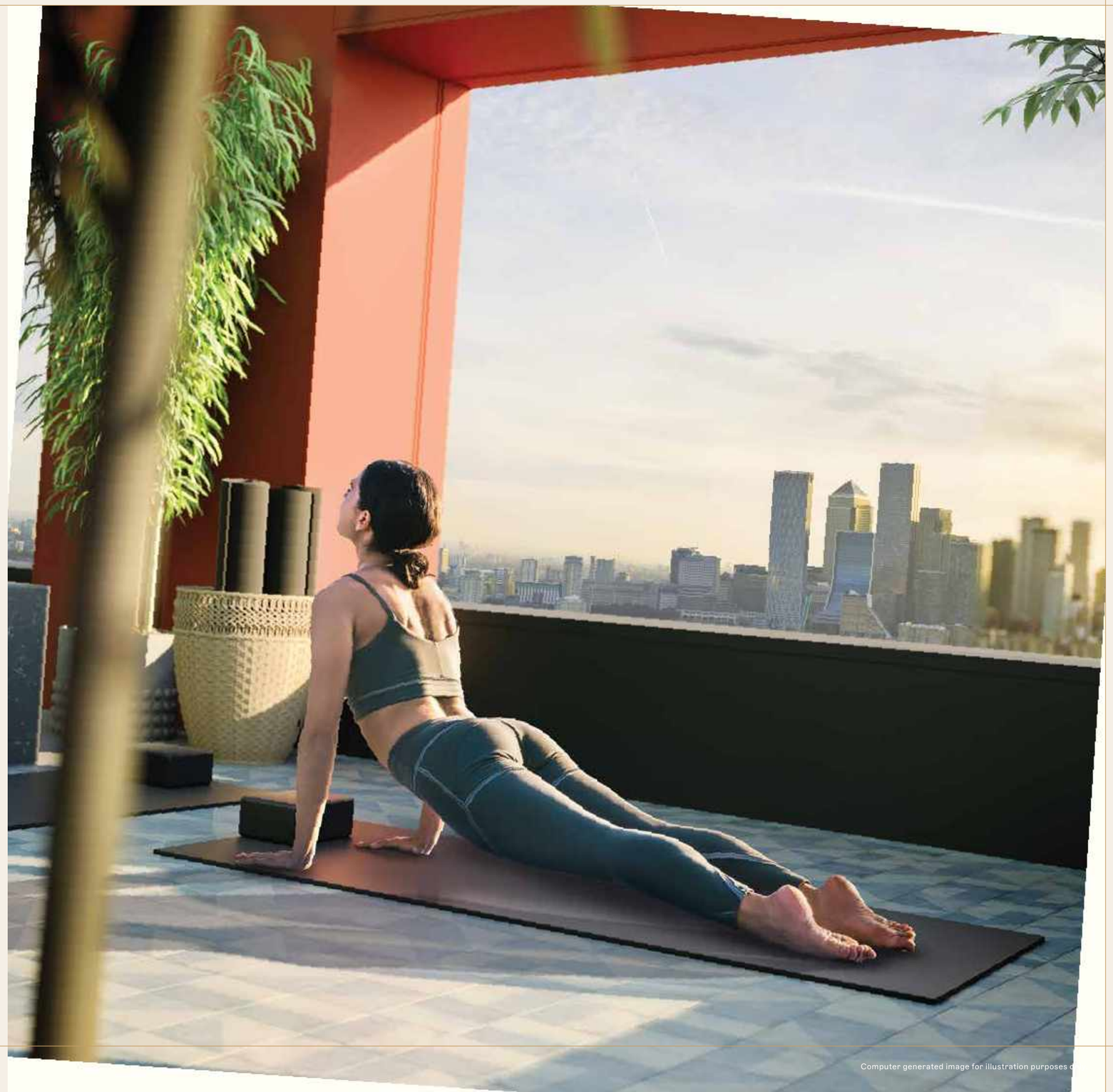
Joint venture partner:
AustralianSuper

VENDOR'S SOLICITOR

Osborne Clarke LLP

Yoga at sunrise

Drinks at sunset



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Inspiring outdoor spaces

The Founding's generous terraces and outdoor spaces are the perfect place to spend some downtime or gather with friends and neighbours. Take in the spectacular views, relax among the rainforest-inspired foliage or practice your yoga poses.

Computer generated image for illustration purposes only.

Watch London light up

Residents' terrace with view over the City at sunset.

Computer generated image for illustration purposes only.

FLOORPLANS

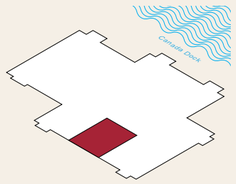
Gallery Suite
Type B3

Apartments
708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608

NIA	46.3 sq m/498 sq ft	
Kitchen	1.86m x 3.82m	6'1" x 12'5"
Living	3.20m x 3.86m	10'5" x 12'7"
Bedroom	2.89m x 3.76m	9'5" x 12'4"

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 7–16



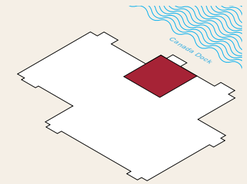
1 Bedroom
Type A1

Apartments
603, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804

NIA	53.6 sq m/577 sq ft	
Kitchen	2.40m x 2.50m	7'10" x 8'2"
Living	4.13m x 4.71m	13'6" x 15'5"
Bedroom	3.26m x 3.33m	10'8" x 10'11"
Balcony	4.85 sq m	52 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 6–28



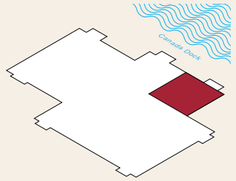
1 Bedroom
Type A2

Apartments
705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805

NIA	54.5 sq m/587 sq ft
Kitchen	2.35m x 2.52m / 7'8" x 8'3"
Living	3.76m x 4.65m / 12'4" x 15'3"
Bedroom	3.43m x 3.37m / 11'3" x 11'0"
Balcony	4.85 sq m / 52 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 7–28



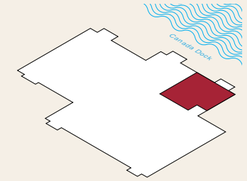
1 Bedroom
Type A3

Apartment
604

NIA	50.7 sq m/546 sq ft
Kitchen	2.61m x 2.26m / 8'6" x 7'4"
Living	3.63m x 3.00m / 11'10" x 9'10"
Bedroom	3.43m x 3.37m / 11'3" x 11'0"
Balcony	4.85 sq m / 52 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floor 6

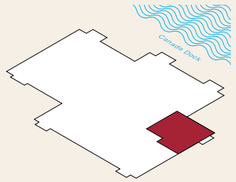


1 Bedroom
Type B1

Apartments
706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606

NIA	52.2 sq m/562 sq ft	
Kitchen	3.14m x 1.81m	10'3" x 5'11"
Living	4.15m x 4.13m	13'7" x 13'6"
Bedroom	3.27m x 3.58m	10'8" x 11'8"
Balcony	2.66 sq m	29 sq ft

Floors 7–16



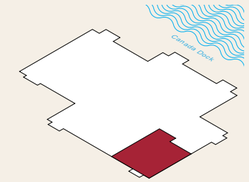
KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

1 Bedroom
Type B2

Apartments
707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607

NIA	64.9 sq m/699 sq ft	
Kitchen	3.16m x 2.16m	10'4" x 7'1"
Living	3.69m x 5.91m	12'1" x 19'4"
Bedroom	3.84m x 4.01m	12'7" x 13'1"
Balcony	2.66 sq m	29 sq ft

Floors 7–16



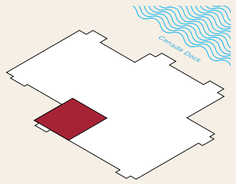
KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

1 Bedroom
Type B4

Apartments
701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601

NIA	51.5 sq m/554 sq ft	
Kitchen	2.36m x 2.43m	7'8" x 7'11"
Living	3.87m x 4.99m	12'8" x 16'4"
Bedroom	3.03m x 4.01m	9'11" x 13'1"
Balcony	2.66 sq m	29 sq ft

Floors 7–16



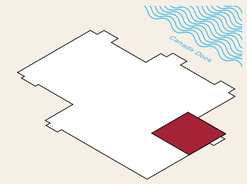
KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

1 Bedroom
Type B5

Apartments
1706, 1806, 1906, 2006, 2106, 2206

NIA	55.8 sq m/601 sq ft	
Kitchen	2.49m x 2.40m	8'2" x 7'10"
Living	4.79m x 4.26m	15'8" x 13'11"
Bedroom	3.82m x 3.25m	12'6" x 10'7"
Balcony	2.66 sq m	29 sq ft

Floors 17–22



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

2 Bedroom
Type B6

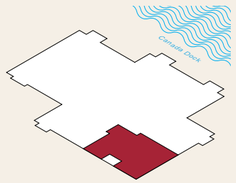
Apartments
1707, 1807, 1907, 2007, 2107, 2207

NIA	83.4 sq m/898 sq ft	
Kitchen	3.69m x 1.86m	12'1" x 6'1"
Living	4.09m x 6.69m	13'5" x 21'11"
Bedroom 1	2.82m x 5.85m	9'3" x 19'2"
Bedroom 2	3.86m x 2.42m	12'7" x 7'11"
Balcony	4.76 sq m	51 sq ft

KEY

W	Wardrobe
S	Storage
U	Utility
W/D	Washer/Dryer
FF	Fridge Freezer

Floors 17–22



2 Bedroom
Type B7

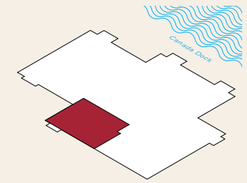
Apartments
1701, 1801, 1901, 2001, 2101, 2201

NIA	73.1 sq m/787 sq ft	
Kitchen	3.73m x 2.43m	12'2" x 7'11"
Living	3.99m x 4.98m	13'1" x 16'4"
Bedroom 1	2.76m x 5.16m	9'0" x 16'11"
Bedroom 2	3.14m x 4.01m	10'3" x 13'1"
Balcony	2.66 sq m	29 sq ft

KEY

W	Wardrobe
S	Storage
U	Utility
W/D	Washer/Dryer
FF	Fridge Freezer

Floors 17–22



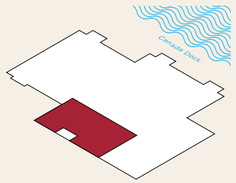
2 Bedroom
Type B9

Apartments
2301, 2401, 2501, 2601, 2701, 2801

NIA	95.6 sq m/1,029 sq ft	
Kitchen	4.16m x 2.25m	13'7" x 7'4"
Living	7.14m x 5.41m	23'5" x 17'8"
Bedroom 1	3.00m x 5.57m	10'4" x 18'3"
Bedroom 2	3.15m x 4.11m	9'10" x 13'5"
Balcony	4.76 sq m	51 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 23–28



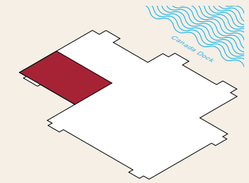
2 Bedroom
Type C1

Apartments
601, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102

NIA	79.9 sq m/860 sq ft	
Kitchen	4.11m x 1.86m	13'5" x 6'1"
Living	4.57m x 5.02m	14'11" x 16'5"
Bedroom 1	3.07m x 2.98m	10'0" x 9'9"
Bedroom 2	3.58m x 2.58m	11'8" x 8'5"
Balcony	2.95 sq m	32 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 6–31



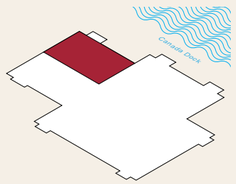
2 Bedroom
Type C2

Apartments
602, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103

NIA	80.4 sq m/865 sq ft	
Kitchen	4.81m x 3.14m	15'9" x 10'3"
Living	4.12m x 7.12m	13'6" x 23'4"
Bedroom 1	3.35m x 3.06m	10'11" x 10'0"
Bedroom 2	3.06m x 2.66m	10'0" x 8'8"
Balcony	4.90 sq m	53 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

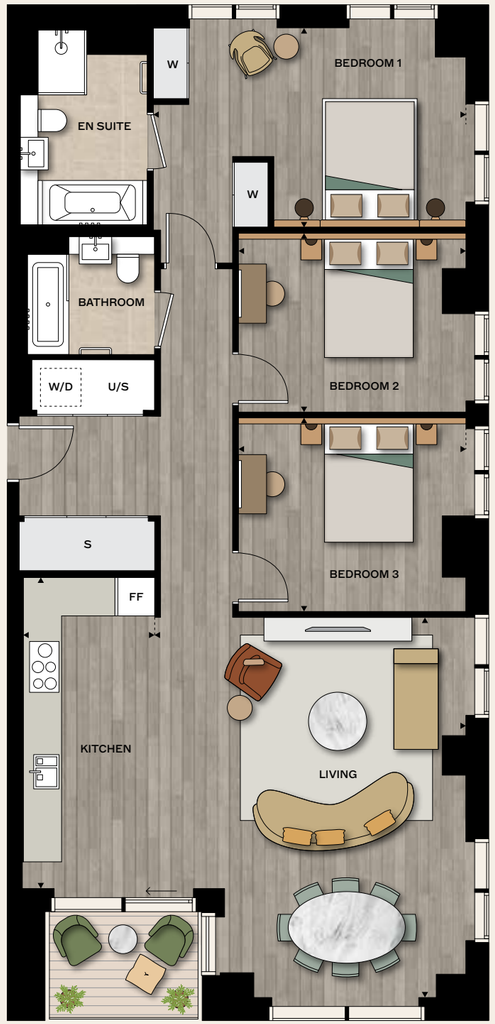
Floors 6–31



3 Bedroom
Type B8

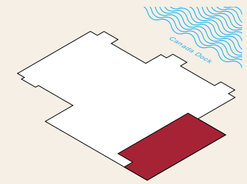
Apartments
2606, 2706, 2806, 2904, 3004, 3104, 3202, 3302

NIA	116.7 sq m/1,256 sq ft	
Kitchen	2.24m x 5.28m	7'4" x 17'3"
Living	5.26m x 6.43m	17'3" x 21'1"
Bedroom 1	5.29m x 3.37m	17'4" x 11'0"
Bedroom 2	3.84m x 3.02m	12'7" x 9'10"
Bedroom 3	3.84m x 3.28m	12'7" x 10'9"
Balcony	4.76 sq m	51 sq ft



KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 26–33



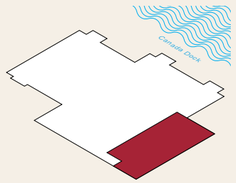
3 Bedroom
Type B10

Apartments
2306, 2406, 2506

NIA	116.4 sq m/1,253 sq ft	
Kitchen	2.26m x 5.30m	7'4" x 17'4"
Living	5.38m x 6.43m	17'7" x 21'1"
Bedroom 1	5.29m x 3.00m	17'4" x 9'10"
Bedroom 2	3.83m x 3.21m	12'6" x 10'6"
Bedroom 3	3.83m x 3.46m	12'6" x 11'4"
Balcony	4.76 sq m	51 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 23–25



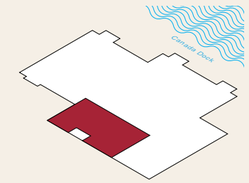
3 Bedroom
Type B11

Apartments
2901, 3001, 3101, 3201, 3301

NIA	96.8 sq m/1,042 sq ft	
Kitchen	4.44m x 2.21m	14'6" x 7'3"
Living	4.08m x 7.79m	13'4" x 25'6"
Bedroom 1	2.84m x 5.57m	9'3" x 18'3"
Bedroom 2	3.05m x 4.22m	10'0" x 13'10"
Bedroom 3	3.21m x 2.38m	10'6" x 7'9"
Balcony	4.76 sq m	51 sq ft

KEY
W Wardrobe
S Storage
U Utility
W/D Washer/Dryer
FF Fridge Freezer

Floors 29–33



Floorplates

OVERVIEW

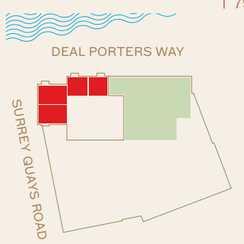
- RESIDENTIAL
- F&B AND RETAIL

01 RESIDENTIAL MAIN ENTRANCE
02 RESIDENTIAL SECONDARY ENTRANCE
03 RESIDENTIAL CYCLE ENTRANCE
04 OFFICE MAIN ENTRANCE
05 OFFICE SECONDARY ENTRANCE

Lobby
Ground

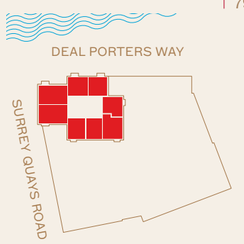
Mezzanine
Floor 1

Floor 6



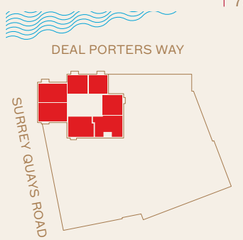
Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

Floors 7-16



Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

Floors 17–22

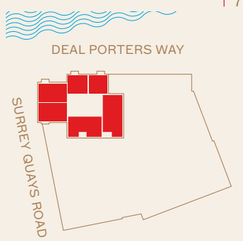


Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

Floors 23–25

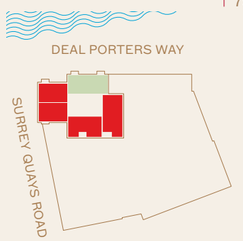
Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

Floors 26–28



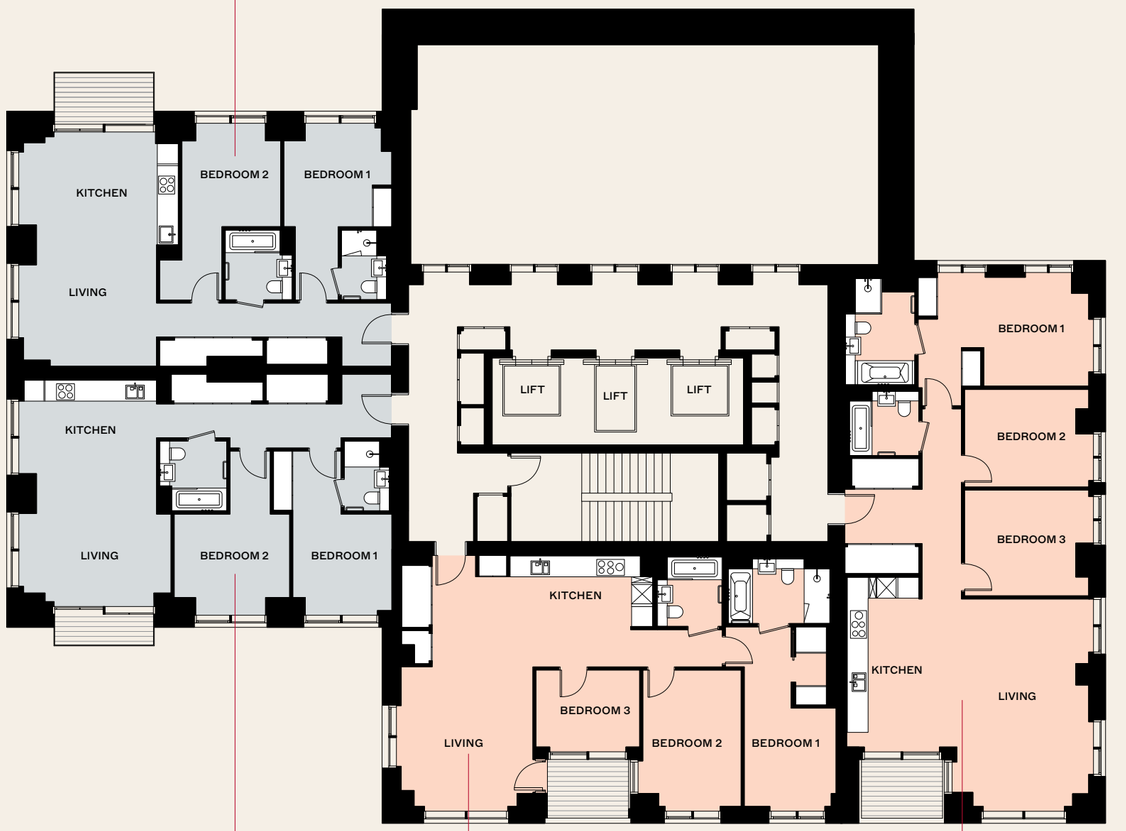
Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

Floor 29



Studio 1 Bedroom 2 Bedroom 3 Bedroom Wheelchair

Floors 30–31



Type C2
2 Bedroom
80.4 sq m/865 sq ft

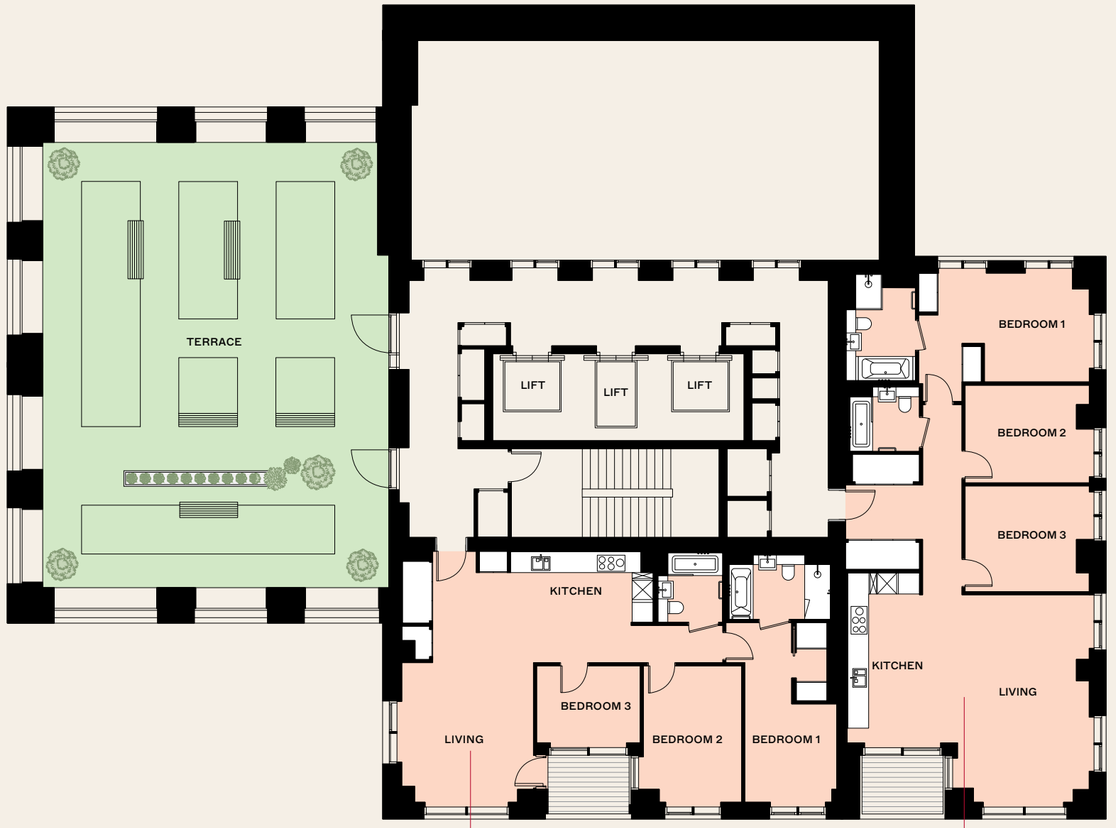
Type C1
2 Bedroom
79.9 sq m/860 sq ft

Type B11
3 Bedroom
96.8 sq m/1,042 sq ft

Type B8
3 Bedroom
116.7 sq m/1,256 sq ft

Studio · 1 Bedroom · 2 Bedroom · 3 Bedroom · Wheelchair

Floor 32

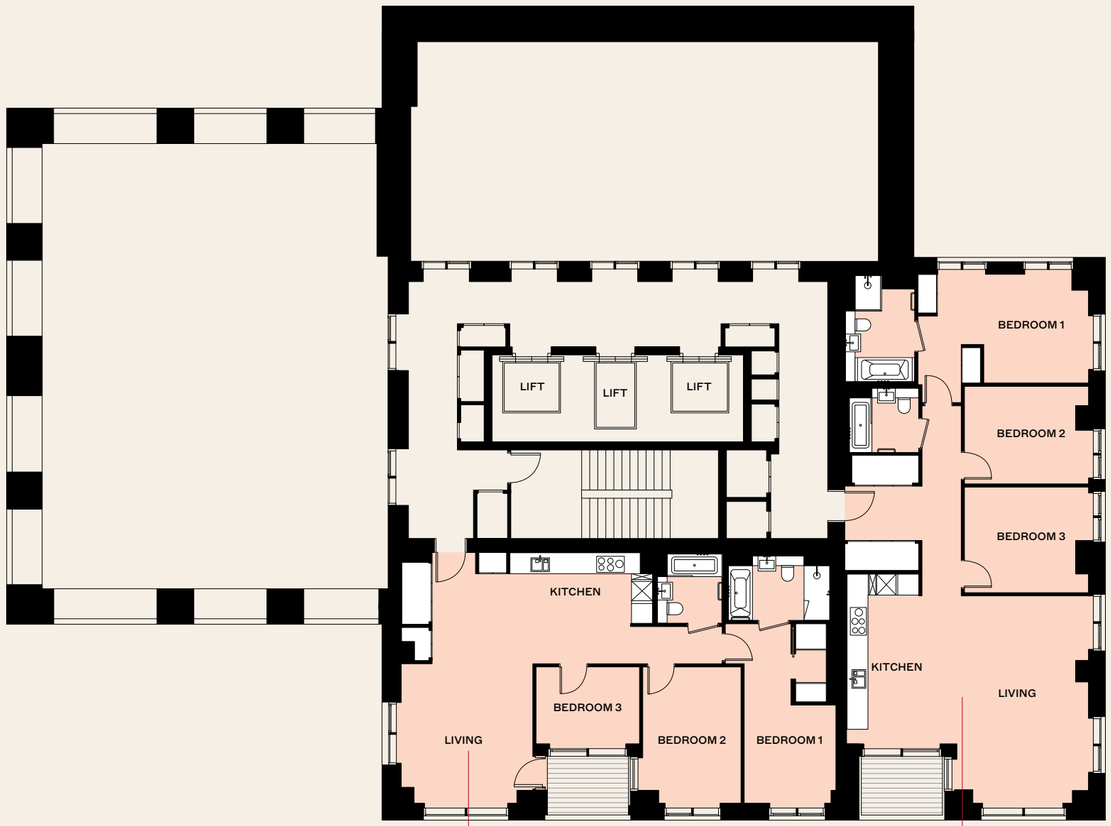


Type B11
3 Bedroom
96.8 sq m/1,042 sq ft

Type B8
3 Bedroom
116.7 sq m/1,256 sq ft

Studio · 1 Bedroom · 2 Bedroom · 3 Bedroom · Wheelchair

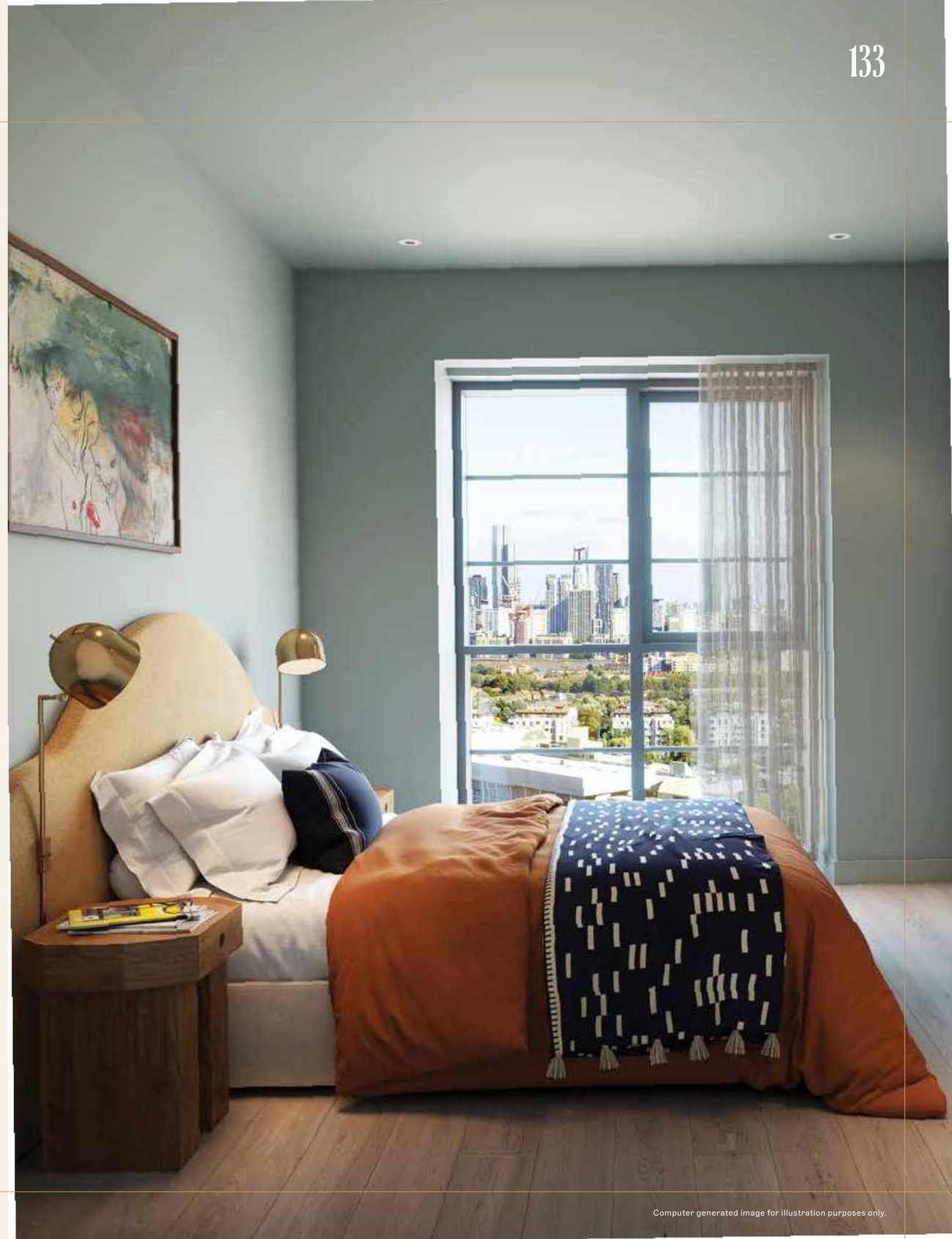
Floor 33



Type B11
3 Bedroom
96.8 sq m/1,042 sq ft

Type B8
3 Bedroom
116.7 sq m/1,256 sq ft

Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | Wheelchair



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EMMA CARIAGA
JOINT HEAD OF CANADA WATER AND HEAD OF RESIDENTIAL
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A brand new district for central London

A vibrant new central London district that will deliver a truly mixed-use neighbourhood with around 3,000 new Net Zero homes, up to 2 million sq ft of office space, and 1 million sq ft of retail, leisure, community and education amenity, alongside 12 acres of new park and public spaces, and a brand new leisure centre, all within the 53-acre Masterplan.

53
53-acre neighbourhood

16
16 new streets

12
12 acres of new public space

EDUCATION

St Joseph's Catholic Primary	4 mins
Albion Primary	7 mins
Alfred Salter Primary	8 mins
Bacon's College	11 mins
Redriff Primary	16 mins
Eaton Square Senior School	18 mins
Westminster School	19 mins
St Paul's Cathedral School	21 mins

UNIVERSITIES

TEDI-London	On site
Goldsmiths	19 mins
University of Westminster	21 mins
London School of Economics	23 mins
University of Greenwich	25 mins
London Business School	26 mins
Kings College London	27 mins
Central Saint Martins	31 mins
Royal College of Art	33 mins
Imperial College	34 mins
University College London	36 mins

Distances and journey times are approximate only. Tube times based on an estimated average time. Journey times may be longer on weekends and holidays. Tube services correct at time of print. Source: tfl.gov.uk. Map not to scale and shows approximate locations only.

SPECIFICATION

KITCHENS
- Caesarstone finish concrete style worktops
- Soft close doors in white timber finish
- Recessed downlights
- Feature vertical tiling splashback
- Integrated white goods
- Samsung (or similar) dishwasher, hob, microwave, washer/dryer
- Siemens (or similar) extractor, fridge/freezer

BEDROOMS
- Fitted full height wardrobes (master bedroom only)
- Matt finish metal ironmongery
- Recessed adjustable downlights

BATHROOMS AND ENSUITES
- Feature wall and floor tiling
- White sanitaryware
- Baths to selected units
- Brushed matt black tap fittings
- Black framed bath screen
- Thermostatic shower valve
- Wall-mounted shower head
- Smoked walnut timber veneer shelving
- Mirror unit with integrated front-facing lighting
- Recessed adjustable downlights

FLOORS
- European oak engineered timber flooring throughout

CEILINGS
- Living spaces: 2.855m in coffered area (exposed concrete area) 2.410m along perimeter
- Kitchens, bathrooms: 2.41m
- Bedrooms: 2.66m in main bedroom areas
- Circulation areas: 2.66m

INTERNAL DOORS
- Single panel timber doors with white painted finish
- Brushed black finish handles

HEATING AND VENTILATION
- Underfloor heating and whole house ventilation

ENTRANCE AND HALLWAY AREAS
- Oak veneer entrance doors
- Matt finish ironmongery
- Bespoke entrance door metal number plate
- Matt finish spy hole

APARTMENT LIGHTING
- LED recessed down lighters to all rooms
- Track-mounted lighting within coffered ceiling area of living room

COMFORT COOLING
- Controllable comfort cooling provided to lounge and kitchen areas in 1, 2 and 3 bedroom apartments only

AV AND CONNECTIVITY
- Fibre internet with three providers
- AV points in bedroom and living area
- Video entry intercom
- Smoke and heat detection

CYCLE
- Complimentary membership to London cycle hire scheme (for 3 years)
- Secure cycle storage for each apartment, including separate cyclists' courtyard entrance

CAR CLUB
- Car club provision for Masterplan residents

LOCAL AUTHORITY
- London Borough of Southwark

LEASE
- Circa 500 years

GROUND RENT AND SERVICE CHARGE
- Estimated projections service charge approximately £6.56 per sq ft, including buildings insurance
- Ground rent: peppercorn (nominal sum)

SERVICE AND SECURITY
- Concierge, building maintenance and estate security provision, roof terrace gardening, quarterly window cleaning and upkeep of common parts

RESERVATION FEE
- £2,000 for sales up to £1 million
- £5,000 for sales over £1 million

TERMS OF PAYMENT
- Reservation fee payable by credit card
- 10% payable on exchange of contracts (within 21 days of reservation)
- 90% payable on completion

SUSTAINABILITY
- Canada Water will be the UK's most sustainable large-scale regeneration project
- Circa 3,000 new Net Zero carbon homes

BUILD WARRANTY
- 10-Year Build Warranty (Latent Defects Insurance Policy)

ANTICIPATED COMPLETION
- Winter 2024

TEAM

DEVELOPER
- British Land is a leading FTSE listed Real Estate Investment Trust with track record of creating world-class mixed-use destinations

AWARD-WINNING TEAM
- Masterplan architects: Allies & Morrison
- Landscape Architects: Townshend Landscape Architects
- Interior Architects: Conran & Partners
- Joint Venture Partner: AustralianSuper

VENDOR'S SOLICITOR
- Osborne Clarke LLP

Book your private viewing:

020 7781 7777
homes@canadawater.co.uk
THEFOUNDING.CO.UK

Viewings by appointment only.

Canada Water Marketing Suite
Dock Office Courtyard
London SE16 2XU

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the FOUNDING

A new centre of gravity for the capital

LOCATION
Zone 2, central London. Directly opposite Jubilee line Tube station. Connectivity to all of London.

A BRAND NEW CENTRAL LONDON DISTRICT
Delivered by the Masterplan: a place to live, work, eat and drink, relax.

LIFESTYLE
Green space and water. Central but leafy. Existing strong infrastructure and amenities.

FIRST PHASE
Of London's once-in-a-generation 53-acre transformation.

A FLAGSHIP RESIDENTIAL BUILDING
High-quality architecture. Interiors by Conran & Partners.

WATER FRONTAGE
Located directly opposite Canada Dock – with iconic new bridge.

IMPRESSIVE VIEWS IN ALL DIRECTIONS
Dual aspect apartments with panoramic London vistas.

BRITISH LAND'S REPUTATION AND TRACK RECORD
With high profile central London real estate.

Living with stunning new industrial style

Designed by Allies and Morrison, Conran & Partners and Townshend Landscape Architects, The Founding has been crafted, curated and landscaped with care. Stripped back meets warmth. Engineered meets natural. Open plan meets comfortable.

APARTMENTS	SIZE RANGE (SQ M)	SIZE RANGE (SQ FT)	NO. OF UNITS
Gallery Suites	46	498	10
1 Bedroom	51–65	554–699	82
2 Bedroom	73–96	787–1,029	78
3 Bedroom	97–117	1,042–1,256	16

*1, 2 and 3 bedroom Wheelchair friendly apartments available. Please contact sales team for availability.

APARTMENTS
With carefully considered design details by Conran & Partners, each apartment offers contemporary urban chic living with high specification and panoramic views.

ROOF GARDENS
Three separate terraces, including one sunrise, one sunset and one expansive lawned area, all alive with lush planting and offering extraordinary views over London's skyline.

LOUNGE AND WORK FROM HOME
At mezzanine level and 6th floor (where kitchen is), with banquette seating, artwork and kitchenette, a place for residents to work, relax and socialise.

CONCIERGE AND SECURITY
Concierge provision to make the lives of residents simple and enjoyable.

LEISURE AND WELLBEING
Brand new leisure centre adjacent, with two swimming pools, four racket courts, 150-station gym, three studios and an indoor sports hall for convenient health and wellness.

CONNECTIVITY
Directly opposite the tube station, Canada Water is located in travel Zone 2 and served by the Jubilee line, Overground and bus services, meaning residents are never far from London's art, culture, nature and nightlife.